



**74 Tararidge Circle NE  
Calgary, Alberta**

**MLS # A2288764**



**\$399,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,074 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Cul-De-Sac, Few Trees, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 520
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Location!!! Location!!! Location!!! A RARE OPPORTUNITY to own a beautiful home in the highly desirable Fresco Gardens community in Taradale! Featuring a single front attached garage with front driveway, this property offers both comfort and convenience in one of the area's most sought-after locations. Ideally situated just steps away from everyday amenities, including Calgary Co-op, Sanjha Punjab Grocery, and Dollarama, plus schools, shopping, and public transportation. Homes in this neighborhood rarely come on the market — and when they do, they sell fast! This extremely well-maintained home offers over 2,000 sq. ft. of developed living space, featuring: • 5 spacious bedrooms • 3 full bathrooms • High ceilings • Large living and dining area with cozy gas fireplace • Open-concept kitchen with a convenient walk-in pantry The main level includes a generous primary bedroom with walk-in closet and private ensuite. The second bedroom is so spacious it could easily serve as another primary bedroom. An additional full bathroom completes the main floor. The fully developed lower level offers incredible flexibility with: • A massive recreation room • 3 additional bedrooms • Full bathroom • Laundry room • Ample storage space Perfect for families of all ages or investors alike, this home truly checks all the boxes.