



**32 Tararidge Drive NE  
Calgary, Alberta**

**MLS # A2289581**



**\$445,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,238 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

Welcome to this beautifully maintained 4 level split detached home, offering the perfect blend of space, comfort and functionality in the well established community of Taradale NE Calgary. This inviting residence features three spacious bedrooms, and 2 full washrooms, making it ideal for families or those looking for extra room to live and grow. The smart multi-level layout provides distinct living spaces, perfect for both every day living and entertaining. Enjoy a bright and welcoming main living area. The bright main level living area is perfect for family time, whether it's movie nights or hosting loud ones. This level is also complimented by a functional kitchen and dining space designed for convenience. The split- level design offers added privacy, with comfortable bedrooms, tucked away on the upper level and additional living space on the lower levels perfect for a family room, home office, or recreation area. Recent upgrades on this great property includes new 3 piece bathroom built on May 2017,additional new bedroom on lower level,new vinyl windows replaced on 2017,new roof and siding replaced on July 2021,new dishwasher (Nov 2024),New electric stove(Nov 2024),New Fridge(Feb 2025),new dryer(June 2025),new LVP flooring (April 2025)and new side entrance door(April 2025) With ample space throughout, this home delivers versatility do suit your lifestyle needs. Great property for first time home buyers looking for ample living space or good for investment ,need some additional renos and upgrades on basement.Easy access to schools ,shopping area,Saddletowne station,52 St NE,Stoney Trail ,Airport and lot more. A wonderful opportunity to own a detached home with Room to relax, entertain, and create lasting memories.