



**22 Tarington Landing NE
Calgary, Alberta**

MLS # A2295516



\$447,888

Division:	Taradale		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,279 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NONE

SUPERBLY LOCATED HOME ON A CUL-DE-SAC, CLOSE TO SCHOOLS, SHOPPING AND PUBLIC TRANSIT. Priced below City Assessment. A large Foyer Greet you with Mirror Sliding Glass Doors. This lovely family home is awaiting a new family. Lovingly cared for. Enjoy the Large Living Room, Inviting Kitchen with lots of cupboards, Ceramic/Glass Top Stove; Stainless Steel Dishwasher; 3-door French Door Fridge and a Spacious Raised Microwave Shelf. The Double Stainless Steel Sink overlooks the Spacious Dining Room and is perfect for enjoying the pleasure of entertaining your family and friends. The Dining Room leads you directly to access the Large East facing Deck to enjoy your Morning Coffee. This Deck also overlooks the back yard with a gravel parking pad for two vehicles. A double Garage would look very nice in this space. The Builders great design also features a main floor Laundry Room and a 2-pce bathroom. Upstairs you are greeted with a Ginormous Primary/Master Bedroom with a Private 4-pce ensuite with His and Hers Closet. The 4-pce Ensuite features Quartz Counter Top and 1-pce Tub Surround with Ceramic tile Trim. Two other excellent sized bedrooms plus an additional 4-pce bath. This Main 4-pce bath features Cultured Marble Counter Top and 1-pce Tub Surround with Ceramic tile Trim. The spacious Open Basement is Partially developed and awaiting your finishing touches. This very inviting home is UPGRADED WITH NEWER VINYL SIDING, SHINGLES AND FLOORING. THE HOME ALSO HAS TOP OF THE LINE SAMSUNG APPLIANCES INCLUDING NEAR NEW WASHER DRYER AND DISHWASHER.