



GRASSROOTS
REALTY GROUP

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85 Tarington Landing NE
Calgary, Alberta

MLS # A2203816



\$529,990

Division:	Taradale		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,419 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	None, Off Street, Parking Pad, Side By Side		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions:	N/A
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Welcome to 85 Tarington Landing NE—a meticulously maintained, owner-occupied home perfect for first-time buyers or families looking to upgrade! Nestled on a quiet cul-de-sac, this spacious two-story property offers over 1,400 sq. ft. of above-grade living space, featuring three generously sized bedrooms upstairs, including a primary suite with an ensuite, plus a common full bathroom. The main floor boasts a functional layout with a bright living area, a well-appointed kitchen with stainless steel appliances, and a convenient powder room. The fully finished basement adds incredible value with two additional bedrooms, a full bathroom, and ample space for extended family or guests. Upstairs there is no carpet in the bedroom. Situated on a large, fully fenced lot, this home offers a spacious backyard—ideal for kids to play or for summer gatherings. Located right next to schools, parks, close to the Sikh temple, and just minutes from shopping, Stoney Trail, and transit, this home provides both convenience and a family-friendly atmosphere. Don't miss out—schedule your showing today and make this incredible property yours!