

**98 Tarington Place NE  
Calgary, Alberta**

**MLS # A2245307**



# \$574,999

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,322 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home		

**Inclusions:** n/a

Welcome to this Stunning stand alone Property In 98 TARINGTON PI NE Nestled In the CUL-DE-SAC In The beautiful Neighbourhood In TARADALE This House very close to C-Train Station and street away From School and then close to The Genesis Center And adding More convenience with all other Amunities like more shopping Center Walking Distance To Busstop And 10 mins away from Airport moreover This Property Extensively renovated throughout this 2story property well-maintained over the year ready to move in property comes with Total living space of over 1915 SQFT Including ILLIGAL SUITE thoughtfully designed to accommodate for Growing Families OR First time Home buyers and Investors Alike . When you're entered in the property you're greeted by the bright foyer along with closet leading to Spectacular Living Room Inviting You With Plentty Of Natural Sunlight Comes Along With ELECTRICAL FIREPLACE perfect and cozy for Family Gatherings and Entertaining on top of that on this main floor you will find another small family room Seamlessly connects with fabulous big kitchen area comes with stainless steel appliances includes separate dinning area and main floor as 2piece washroom for more convenient when friends and family gatherings and then you can find separate laundry set in main floor as well for comfortable laundry purpose. heading towards upstairs features total 3 bedroom the Primary bedroom it boasts a 4-piece Ensuite with walk-in closet .you will find another 2 good size bedroom and 4-piece bathroom for family members and guests this property features centralized vacuum system to keep it clean all the time .The finished Illegal Suite basement adds versatile living space with open kitchen along with good size 1 bedroom completes with 3piece bathroom this basement as separate laundry setup as well potential to

make extra income to support your mortgage . lets moving to outdoor features this property located to very near to park and walk path to ENJOY YOUR day to day modern life THIS Property located in corner lot which is providing lots of landscaping space and huge backyard comes with beautiful DECK with sitting bench to having big BBQ PARTY And you can welcome with more backyard space ideal for kids to play Includes with a convenient storage shed Completes with oversized detached double Garage and fully FENCED property this property as lots features and lots of updates fully painted and new flooring ,new kitchen area Tiles and New sidings and tons of other renovations already done on this property make this property yours before its GONE TO SOMEONE ELSE