

65 Tararidge Close NE  
Calgary, Alberta

MLS # A2283819



**\$515,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	874 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscape, Private, F		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<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>	Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** Dishwasher, Refrigerator, Washer, Dryer, Electric Stove. Microwave-Mainfloor, Range Hood, Blinds

Beautifully and fully RENOVATED single-family detached bi-level home—perfect for first-time buyers and investors. This home has undergone extensive updates, resulting in modern finishes and thoughtfully designed living spaces throughout. The main level offers a bright and open living and dining area, 2 spacious bedrooms with walk-in closets, a full bathroom with BLUETOOTH connection, and durable LUXURY VINYL PLANK flooring. The NEWER KITCHEN is a standout, featuring crisp white cabinetry, STAINLESS-STEEL APPLIANCES, QUARTZ COUNTERTOPS, a sleek QUARTZ ISLAND, UNDER-CABINET LIGHTING, and a NEWER FRIDGE and RANGE HOOD. The RENOVATED BASEMENT is bright and welcoming with 2 windows and LUXURY VINYL PLANK flooring. It includes a large recreation area (with the option to easily convert part of the space back into a 3rd bedroom), a full bathroom, laundry area, ample storage, and a KITCHENETTE—perfect for guests or extended family. Additional upgrades include NEWER BATHROOMS, NEWER SIDING, NEWER WINDOWS and BLINDS throughout, NEWER FURNACE, NEWER LIGHT FIXTURES and the list goes on. Outside, enjoy a huge fenced backyard, a large deck for outdoor gatherings, and a FRONT-ATTACHED GARAGE with DRIVEWAY. Ideally located with bus stops just 2-3 minutes away and close to Co-op, shopping, restaurants, Saddletowne C-Train Station, Genesis/YMCA Centre, schools, parks and playgrounds and all other amenities. A great value and a must-see home that truly stands out!