

197 Tarington Close NE Calgary, Alberta

MLS # A2341170



\$540,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,370 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.89 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Low Maintenance		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows		

Inclusions: n/a

Welcome to 197 Tarington Close NE — a move-in ready two storey tucked on a quiet close in the heart of Taradale, offering nearly 1,900 sq ft of developed living space. Start with the feature buyers keep asking for: an oversized double detached garage with lane access, insulated and finished with an automatic opener, parking two vehicles with room to spare for tools, tires and toys. Inside, a welcoming front entry opens to a sun-filled living room wrapped in windows. The kitchen offers plenty of cabinetry, stainless steel appliances, a centre island and a corner pantry, with a dining area at the back that easily seats the whole family. A half bath completes the main floor. Upstairs, the primary suite is a true retreat with a walk-in closet and 4 piece ensuite, joined by two more bedrooms and a full 4 piece bath. The fully finished basement is where this home really works for a growing or multigenerational family: a fourth bedroom, a spacious family room with fireplace and mantle, a private office nook, and a beautifully appointed full bath with tile and walk-in shower, with laundry conveniently alongside. Out back, a fenced yard with deck and mature landscaping. Walk to multiple schools, green space and the dog park, with the LRT, Safeway and Genesis Centre just minutes away.