



## 127 Tarington Close Calgary Alberta

\$614,000

OPEN HOUSE ON DEC 23 ( 1:00 pm TO 4:00 pm), Take a VIRTUAL TOUR of this charming, cheerful, fully upgraded, front garage house located in the popular neighborhood of Taradale. This meticulously maintained house has unique layout, boasting incredible design elements throughout. As you approach, the vibrant front door immediately catches your eye, inviting you to explore the warmth and comfort within. Ideal for large family, this home has a sun-filled, open-concept living room with doors out to the West-facing deck and backs on to green space. The kitchen has been updated with a granite countertop and breakfast bar, stainless stove, steel fridge, dishwasher, and Pot Lighting. Upstairs, the second floor has been expanded to include a vibrant bonus room, spacious primary bedroom which floods the room with natural light, and a second and third bedroom with a large storage closet. In between, there is a renovated bathroom complete with modern finishes. The fully developed basement with legal permits is a versatile space with upgraded floors and 200Amp electrical panel, offering a recreation room for entertainment and relaxation. Additionally, it houses one extra 3-piece washroom, storage room and a laundry room, providing ample space for various needs. This home offers a vast open space with abundant windows, providing plenty of natural light. With its ample square footage, the lower level presents endless possibilities for creating additional legal suite. One of the standout features of this property is it's large and sunny yard. Complete with a deck, lush lawn, it offers a perfect outdoor oasis for relaxation, gardening, and play. Additional features include a double attached garage with a parking pad large enough to park two cars and provide enough storage space. The neighborhood of Taradale is highly sought after for its abundance of green space, proximity to school...

Primary Bedroom 13.75 Ft x 11.00 Ft

Family room 10.67 Ft x 16.92 Ft

Bedroom 9.17 Ft x 9.08 Ft

Bedroom 9.17 Ft x 9.17 Ft

4pc Bathroom 4.92 Ft x 7.75 Ft

4pc Bathroom 4.92 Ft x 7.67 Ft

3pc Bathroom 6.42 Ft x 5.75 Ft

Recreational, Games room 10.17 Ft x 17.92 Ft

Living room 10.83 Ft x 15.42 Ft

Kitchen 7.67 Ft x 9.92 Ft

Dining room 7.67 Ft x 10.67 Ft

Foyer 12.67 Ft x 9.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Real Estate Professionals Inc.**

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Hall 4.00 Ft x 15.00 Ft

2pc Bathroom 4.17 Ft x 5.42 Ft

Storage 10.17 Ft x 5.92 Ft