



# 59 Tarington Gardens Calgary Alberta

\$685,888

**\*\*OPEN HOUSE SUNDAY (DECEMBER 17) 12pm - 4pm\*\*** Prepare to be captivated by the allure of this stunning 2-Storey home with a walkout basement that exudes charm and elegance, situated in a prime location backing onto the lush green space of Tarington Woods Park. Newly painted, this almost 1,700sqft residence boasts 4 bedrooms and 3.5 bathrooms, featuring a finished and suited (illegal) 1-bedroom+1-bathroom basement. The main floor unveils a spacious family room with a contemporary gas fireplace, offering panoramic views of the tranquil green surroundings. A recently updated kitchen, complete with built-in stainless-steel appliances and granite countertops, complements the dining room, creating an ideal setting for a family looking to enjoy the natural light throughout the floor. Additional conveniences on the main floor include a spacious pantry, main-floor laundry room, and a tasteful 2-piece powder room. There is also a large sized deck which is perfect for your summer family BBQ's. Ascend to the second level, where a 12-foot ceiling family room awaits, accompanied by 3 bedrooms, 1 full bathroom, and spacious 1 ensuite bathroom. A key highlight of this residence is the fully finished walkout basement, featuring 1 bedroom, 1 full bathroom, a separate laundry, a well-appointed kitchen, and a generously sized living room (live up, rent down). Recent enhancements include fresh paint, new washing machines (both upstairs and down), replacement of deck pillars, a fresh coat of ceiling paint, new appliances and many more. This home is situated in the convenient community of tradable with many schools, shopping areas and bus stops nearby. Offering a harmonious blend of modern comforts and timeless appeal, this home is ready to welcome its new owner to a lifestyle of tranquility and sophistication. Don't miss the opportunity to make this captivating residence yours! (id:6769)

Family room 16.25 Ft x 10.08 Ft  
 Kitchen 11.17 Ft x 5.42 Ft  
 Bedroom 10.58 Ft x 9.08 Ft  
 Laundry room 3.00 Ft x 2.00 Ft  
 4pc Bathroom 5.42 Ft x 4.08 Ft  
 Living room 16.00 Ft x 12.00 Ft

Laundry room 5.08 Ft x 2.08 Ft  
 2pc Bathroom 5.00 Ft x 5.08 Ft  
 Bonus Room 16.08 Ft x 15.42 Ft  
 Primary Bedroom 13.25 Ft x 11.08 Ft  
 Bedroom 10.67 Ft x 8.42 Ft  
 Bedroom 11.08 Ft x 8.08 Ft

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

Listing Presented By:



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Kitchen 11.58 Ft x 8.50 Ft

4pc Bathroom 12.33 Ft x 4.08 Ft

Dining room 10.67 Ft x 8.08 Ft

4pc Bathroom 8.33 Ft x 4.08 Ft