

**31 Tarington Way NE
Calgary, Alberta**

MLS # A2253159



\$585,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,425 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Front Yard, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Welcome to 31 Tarington Way NE. This charming 4 bedrooms , 3.5 baths and massive double garage offers the perfect space for young families or first-time buyers looking to put down roots in a vibrant and welcoming community. Step inside and you’re greeted by a warm, inviting main level with plenty of natural light and a layout designed for everyday living. The spacious living room flows effortlessly into the kitchen and dining area. On the second level, there are three generous size bedrooms, ensuite bath and walk out closet for the master bedroom and jack and jill bath room shared between the other 2 bedrooms. Downstairs, the fully finished basement adds incredible space and flexibility. Whether you need an extra playroom for the kids, entertainment area, home office or gym, this space is ready to adapt to your lifestyle. Outside, you’ll love the over size detached double garage and a low maintenance yard with space for summer BBQs, or a small garden. But what truly sets this home apart is its prime location in the heart of Taradale, . You’re just steps away from playgrounds, parks, walking paths, schools, and public transportation. Easy access to shopping, transit, and major routes, commuting and weekend errands.