

# \$559,900 - 248 Tarington Close Ne, Calgary

MLS® #A2172396

**\$559,900**

3 Bedroom, 3.00 Bathroom, 1,166 sqft  
Residential on 0.08 Acres

Taradale, Calgary, Alberta

PRICE REDUCTION! Welcome to this well-kept FULLY-FINISHED home in the heart of Taradale! The original owners have made many updates throughout the years including the CENTRALIZED AIRCONDITIONING SYSTEM (2022) for you and your family to stay comfortable year-round. As you walk towards the house, you will notice the POURED CONCRETE pathway from the front to the sides and back of the house leading to the DOUBLE DETACHED GARAGE. The front foyer leads to the living room with HARDWOOD FLOORING and BAY WINDOWS that allow the morning sunshine to brighten the room. The kitchen has undergone major renovation including replacing the cabinets and drawers, GRANITE COUNTERTOPS, and STAINLESS STEEL APPLIANCES including GAS STOVE and CHIMNEY HOOD FAN with tile backsplash. The kitchen and dining area offer big windows that look out to your West-facing FULLY-FENCED backyard with an OVERSIZED COVERED DECK (Duradek Vinyl Decking) – perfect for relaxing or hosting gatherings! The powder room (half bathroom) completes the main level. As you walk up the wooden staircase (NO CARPETS here!), you will notice the spacious Primary Bedroom with a WALK-IN CLOSET and EXTRA WARDROBE CLOSET, plus convenient access to the renovated full bathroom. The other 2 bedrooms and linen closet complete the 2nd level. The basement



offers versatility with a family room or office, a 3-piece full bathroom, a laundry room equipped with a sink, a WATER SOFTENER, and a NEWER FURNACE & HOT WATER TANK (2021). Come explore this inviting home and see how it perfectly blends comfort and style!

Built in 1999

**Essential Information**

MLS® #	A2172396
Price	\$559,900
Sold Price	\$544,150
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,166
Acres	0.08
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

**Community Information**

Address	248 Tarington Close Ne
Subdivision	Taradale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3Z2

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached

**Interior**

Interior Features	No Smoking Home, Granite Counters, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Range Hood, Refrigerator, Central Air Conditioner, Dryer, Freezer, Garage Control(s), Gas Stove, Microwave, Washer, Window Coverings, Water Softener
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Back Lane, Paved, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	October 11th, 2024
Date Sold	November 14th, 2024
Days on Market	34
Zoning	R-G
HOA Fees	0.00

## Listing Details

Listing Office	CIR Realty
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