

**6 Tararidge Drive NE**  
**Calgary, Alberta**

**MLS # A2148236**



**\$569,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,160 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Concrete, Mixed	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

**Inclusions:** STORAGE SHED

Welcome to this beautiful 2-storey home nestled in the community of Taradale. This family home boasts over 1160 SqFt living space plus a fully finished basement with separate entrance and could be rented as illegal suite. \*\*Brand new furnace , main kitchen and basement kitchen. Renovated washrooms , the whole house is fully renovated. Double garage with separate garage doors. You could use one and rent one side. Garage are totally separated with wall in the middle. , Basement has separate side entrance, own kitchen and own bathroom. Main level has a great open floor plan made for entertaining friends and family. The kitchen is finished with plenty of cabinet storage, stainless steel appliances, and a sliding door off to the brand new deck .The dining room overlooks the new deck., perfect for sunny afternoon summer.. Spacious family room in the main floor. The main level is complete with a laundry room in the hallway . and 2pc bathroom. Upstairs features 3 bedrooms, main bathrooms and an extra huge primary bedroom with a long closet. and a two decent sized bedrooms. Downstairs is a finished basement with even more living space! The basement is perfect for overnight guests as there is a full-size bedroom and a 4pc bathroom on this lower level. It could be use as rec room also or rent it as an illegal suite. Its perfect for a couple or a small family .A separate laundry hook ups is ready. Close to shopping and amenities! A few minutes drive to Praire Wind C Train station, superstore and major bus routes. Hurry and book a showing at your new home today!. owner is a licensed real estate agent for the province of Alberta.