

**4 Tarington Link NE**  
**Calgary, Alberta**

**MLS # A2163828**



**\$589,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,251 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Corner Lot, Street Lighting, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** NONE

Open House Saturday September 14th 2024 from 12:00 to 04:00. Corner Lot with Illegal Suite... Welcome to this charming 2-storey home nestled in the vibrant community of Taradale, known for its convenient access to amenities, schools, parks, playgrounds, and transit options throughout the city. Offering nearly 1,822 sq ft of living space, this property is a true gem featuring a fully finished illegal basement suite.? The home boasts 4 bedrooms, 2.5 bathrooms, separate laundry, and a spacious corner lot. Upon entry, you'll be greeted by an open-concept living area that flows into the kitchen and dining space. A practical half-bath with laundry is located on the main floor for convenience.? Upstairs, you'll find 3 spacious bedrooms and 2 full bathrooms, including a master suite complete with a 4-piece ensuite and ample closet space. Two additional well-sized bedrooms complete the upper level.?The illegal basement suite offers a cozy living area, kitchen, bedroom with closet, and a 4-piece bathroom, ideal for extra living space. Outside, the well-maintained backyard features a large deck, perfect for summer evenings and outdoor gatherings.? Book your showing today and don't miss the opportunity to call this beauty your own!