

10 Tararidge Drive NE
Calgary, Alberta

MLS # A2211834



\$530,000

Division:	Taradale		
Type:	Residential/House		
Style:	3 Level Split		
Size:	958 sq.ft.	Age:	1987 (38 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Front Yard, Other, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks, Storage		

Inclusions: N/A

Welcome to this exceptionally maintained and beautifully updated home, perfectly nestled on a quiet street in the family-friendly community of Taradale in NE Calgary. This charming 3-level split offers a total of 1,489.5 sq. ft. of thoughtfully designed living space (958.4 sq. ft. above grade and 531.1 sq. ft. below) and combines modern upgrades with warm, timeless character throughout. Step inside to discover a bright and inviting vaulted living room filled with natural light—an ideal space for relaxing or entertaining. The main level features GLEAMING HARDWOOD FLOORS, an elegant dining area that overlooks the living space below, and a spacious open-concept kitchen equipped with a full appliance package, smart features, plenty of cabinetry, and additional storage including a pantry, linen, and broom closets. From here, access a large private side deck with storage underneath, a BBQ gas line, and planters—perfect for summer barbecues or peaceful evenings outdoors. This level also boasts a generously sized primary bedroom with a full-width closet and access to a luxurious 5-piece ensuite featuring dual sinks and a convenient cheater door. A second bedroom is perfect for guests or kids, and recent updates include a new bidet sink (June 2023) in the upper bathroom for added comfort. The fully developed basement expands your living options with a cozy family/rec room anchored by a gas fireplace, a third bedroom, a beautifully renovated 3-piece bathroom (August 2024), and a laundry/mechanical room with ample storage, with extra storage under living room (crawl space) OTHER UPGRADES INCLUDE: a new patio door, bay window and garage door (Feb 2022), an energy-efficient water heater (June 2020), NEWER washer and dryer, and a southside fence. The oversized double detached garage, paved alley

access, and beautifully maintained fenced yard complete the package—offering both comfort and convenience. Located within walking distance to transit, schools, parks, and the Genesis Centre, and just minutes to shopping, gas stations, sports facilities, the library, and major roads—this is the ideal home for families, first-time buyers, or anyone seeking a move-in ready property with modern upgrades and practical amenities. Don't miss this opportunity—book your private showing today and discover the best of Taradale living!