



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

55 Tararidge Court NE  
Calgary, Alberta

MLS # A2247217



**\$615,000**

|           |                                                                         |        |                   |
|-----------|-------------------------------------------------------------------------|--------|-------------------|
| Division: | Taradale                                                                |        |                   |
| Type:     | Residential/House                                                       |        |                   |
| Style:    | Bungalow                                                                |        |                   |
| Size:     | 1,030 sq.ft.                                                            | Age:   | 1991 (34 yrs old) |
| Beds:     | 5                                                                       | Baths: | 3                 |
| Garage:   | Covered, Double Garage Attached, Garage Door Opener, Insulated, Parking |        |                   |
| Lot Size: | 0.08 Acre                                                               |        |                   |
| Lot Feat: | Back Lane, Rectangular Lot                                              |        |                   |

|             |                                                                  |            |     |
|-------------|------------------------------------------------------------------|------------|-----|
| Heating:    | Fireplace(s), Floor Furnace, Natural Gas                         | Water:     | -   |
| Floors:     | Ceramic Tile, Laminate                                           | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                  | Condo Fee: | -   |
| Basement:   | Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade | LLD:       | -   |
| Exterior:   | Vinyl Siding, Wood Frame                                         | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                  | Utilities: | -   |
| Features:   | Ceiling Fan(s), No Animal Home, No Smoking Home, Skylight(s)     |            |     |

**Inclusions:** Appliances in the basement (Dryer, Washer, Electric Stove, Range Hood, Refrigerator)

Exceptional Family Home in Taradale – Renovated & Ready to Impress! Discover an incredible opportunity to own a beautifully maintained and thoughtfully upgraded family home, tucked away on a quiet cul-de-sac in the highly desirable community of Taradale. This spacious residence offers 5 bedrooms, 3 bathrooms, a walk-up LEGAL basement suite, and an attached insulated double garage—perfectly designed with family living in mind. Main Level Highlights: • Welcoming sunken entry with elegant tiled flooring • Bright and airy living room with vaulted ceilings, two new skylights, rich laminate flooring, and a cozy wood-burning fireplace • Stylish minimalist kitchen featuring crisp white cabinetry, stainless steel appliances, ceramic top stove, and pantry • Sunny breakfast nook with access to a two-tiered covered deck and fully fenced backyard • Generous primary bedroom with walk-in closet and private 4-piece ensuite • Two additional spacious bedrooms, a 3-piece bathroom, and convenient main floor laundry Walk-Up LEGAL Basement Suite: • Private entrance with covered access • Freshly painted with brand-new laminate flooring • Two additional bedrooms, full bathroom, recreation/living room, kitchenette, utility room, and separate laundry • Ideal for extended family, guests, or rental income Recent Upgrades & Features: • New furnace (2024) and roof (2020) • New egress windows in basement bedrooms • Hardwired smoke detectors throughout • Drywalled utility room • Rear parking pad with lane access Located in a family-friendly neighborhood close to schools, parks, shopping, and transit—this home offers the perfect blend of comfort, functionality, and location. Don't miss your chance to own this rare gem in Taradale. Schedule your viewing today and

make this remarkable home yours!