



GRASSROOTS
REALTY GROUP

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**45 Taralake Heath
Calgary, Alberta**

MLS # A2223909



\$759,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,192 sq.ft.	Age:	2008 (17 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Pantry, Separate Entrance		

Inclusions: Storage at the back

Welcome to 45 Taralake Heath NE – Renovated 6-Bedroom Family Home with Illegal Basement Suite in Taradale! Discover this beautifully renovated home in the heart of the sought-after Taradale community. Featuring over 2,800 sq ft of living space, this versatile property is perfect for large or multi-generational families and also offers income-generating potential with its 2-bedroom illegal basement suite. Currently rented for \$1300. Main Highlights: • 4 spacious bedrooms upstairs + a large bonus room – ideal for a growing family. • Bright and airy main level with a separate living room, formal dining area, and a dedicated nook for casual meals. • Attached front-facing garage for added convenience and storage. Recent Renovations: • Brand new flooring throughout the main and upper levels. • New kitchen appliances for a modern cooking experience. • New carpet upstairs adds warmth and comfort. • Granite countertops in the kitchen for a stylish, upscale touch. Additional Features: • Illegal 2-bedroom basement suite with a separate entrance – perfect for rental income or extended family - rented at \$1300 per month , tenants willing to stay. • Located on a quiet, family-friendly street close to schools, parks, shopping, and transit. This move-in-ready home combines comfort, functionality, and opportunity – a rare find in Calgary’s northeast. Don’t miss your chance to own this spacious gem in Taradale!