



GRASSROOTS

REALTY GROUP

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**5113, 333 Taralake Way NE
Calgary, Alberta**

MLS # A2252797



\$404,700

Division:	Taradale		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,353 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped, Lawn, Low Maintenance Landscape, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 466
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-1 d52
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Stone Counters, Vinyl Windows		

Inclusions: TV Wall-mount upstairs

****FALL FAMILY SPECIAL**** Cruising through this SOUGHT-AFTER NE Calgary neighbourhood, you pass the WELL-REGARDED Ted Harrison Middle School (Grades 5–9) and begin to take in the PEACEFUL, FAMILY-FOCUSED surroundings. A sense of POSSIBILITY rises as you approach the front door of this INVITING home—and the moment you step inside, you’ll know you’ve found THE ONE. The HEART of the home is a STUNNING chef’s kitchen, complete with GLEAMING appliances, COLOURFUL stone countertops, and a SPACIOUS island where the kids can snack & share stories from their school day. Beyond the kitchen, a RELAXING living room opens to a LARGE back deck with a VIEW—the PERFECT place for summer BBQs and QUIET mornings. Upstairs, the PRIVATE master retreat offers the PEACE you’ve been craving, while two GENEROUS bedrooms provide COMFORT & space for the kids. Downstairs, you’ll find a BONUS family room—IDEAL for movie nights, game days, or even a QUIET reading nook. And don’t forget the double attached garage—say goodbye to scraping windshields in winter! Whether you’re moving up, moving in, or moving on, this home is a FRESH, BRIGHT OPPORTUNITY to start your next chapter. All of this can be yours for just \$21,985 down and \$2,212.74/month (O.A.C.). Don’t wait—schedule your PRIVATE showing today & make this the season your family finds their FOREVER HOME!