



GRASSROOTS
REALTY GROUP

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87 Taralea Gardens NE
Calgary, Alberta

MLS # A2273185



\$459,000

Division:	Taradale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	819 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting		

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

Inclusions: n/a

Discover this beautifully maintained bi-level home, ideally situated within walking distance of countless amenities in the heart of Taradale, one of Calgary's most established and family-friendly communities. Nestled in a quiet and welcoming neighborhood, this spacious home combines comfort, versatility and charm throughout. The main floor greets you with a bright, open living room highlighted by vaulted ceilings, flowing effortlessly into a well-designed kitchen with ample cabinetry and a cozy dining area. This level also features a generous primary bedroom, a second well-sized bedroom, and a full 4-piece bathroom. The fully finished lower level expands your living space with a large bedroom, a second full bathroom, and an oversized family/rec room, perfect for movie nights, a play area, or a home office setup. Step outside to a fully fenced and private backyard, ideal for relaxing, entertaining, or enjoying warm summer evenings. With its fantastic location and exceptional potential, this home is a rare find in today's market. Don't miss out to book your private showing with your favourite REALTOR; today before it's gone!