



**GRASSROOTS**  
REALTY GROUP

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6101, 333 Taralake Way NE  
Calgary, Alberta

MLS # A2290154



**\$379,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,212 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Landscaped, Lawn, Low Maintenance Landscape, Street		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 480
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	M-1 d52
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Kitchen Island		

**Inclusions:** None

Welcome to this beautifully designed home thoughtfully planned for comfort and functionality, it provides an ideal layout for everyday living and entertaining. The main floor features a bright and inviting foyer that opens into a warm living area, perfect for relaxing or entertaining. The adjacent dining space connects seamlessly to the functional kitchen, designed for efficiency and ease of movement. A convenient 2-piece powder room completes the main level. Direct access to the attached garage adds practicality year-round. Upstairs, you'll find three well-proportioned bedrooms, including a spacious primary retreat with its own private 4-piece ensuite. Two additional bedrooms share a full 4-piece bathroom, offering flexibility for family, guests, or a home office setup. The fully finished basement expands your living space with a generous recreation room — ideal for movie nights, a playroom, gym, or home office — along with an additional full 4-piece bathroom for added convenience. With multiple full bathrooms, smart use of space, and a finished lower level, this home offers incredible versatility for families, first-time buyers, or investors alike. Move-in ready and designed for comfortable living — this is a home you won't want to miss.