



GRASSROOTS
REALTY GROUP

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14 Taralea Bay NE
Calgary, Alberta

MLS # A2296810



\$525,000

Division:	Taradale		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,557 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Rectangular Lot		

Heating: Central, Fireplace(s), Natural Gas

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Concrete, Vinyl Siding, Wood Frame

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

Features: No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s)

Inclusions: N/A

Beautifully maintained home featuring An OVERSIZED single-car GARAGE, spacious DECK, and fully FENCED BACKYARD, and ideally located close to SCHOOLS, PARKS, AND PLAYGROUNDS—PERFECT FOR FAMILIES! Inside, enjoy bright and welcoming spaces with a SKYLIGHT WINDOW, cozy FIREPLACE, NEW FLOORING and CARPET, fresh paint, upgraded insulation, new vents, and brand-NEW KITCHEN APPLIANCES. Major exterior updates include a NEW ROOF, siding, and eavestroughs (2020), plus chimney and siding repairs (2025). Move-in ready with modern updates and an excellent location!