



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

52 TARALAKE Street NE
Calgary, Alberta

MLS # A2301557



\$625,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,472 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, On Street, See Remarks, Triple Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Lawn, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Pantry, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: dishwasher, stove, microwave, refrigerator, wash/dryer, window covers

Welcome to this spacious and well-maintained home situated on a desirable corner lot in the heart of Taradale. Offering over 2,000 sq ft of thoughtfully designed living space, this property is perfect for large families or investors alike. The upper level features 4 generously sized bedrooms, including 2 primary bedrooms, providing exceptional comfort and privacy. The main floor boasts a bright and inviting layout with a large living room, an additional bonus sitting area, and a beautifully designed kitchen complete with ample cabinetry, island seating, generous counter space, and a functional modern layout ideal for everyday living and entertaining. Natural light fills the home, creating a warm and welcoming atmosphere throughout. The fully finished basement includes an illegal suite with a separate walkout entrance, spacious family room, open kitchen area, 4-piece bathroom, and a massive bedroom—offering excellent potential for extended family or rental income. One of the standout features of this property is the detached triple car garage with paved back lane access, ideal for multiple vehicles, storage, or workshop use. The oversized backyard also includes a built-in storage shed and plenty of outdoor space for family enjoyment. Located in a prime location within walking distance to Saddletowne Circle shopping, major banks, Safeway, medical clinics, the Calgary CTrain station, and schools of all levels. This rare opportunity combines size, functionality, and convenience in one exceptional package. Don't miss your chance to own this impressive home—book your private showing today!