



**75 Taralea Crescent NE  
Calgary, Alberta**

**MLS # A2304804**



**\$629,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,809 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Cleared		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Vaulted Ceiling(s)		

**Inclusions:** None

Huge Price Reduction. Welcome to this beautifully maintained front garage home offering over 2,400 sq.ft. of thoughtfully designed living space surrounded by many schools. From the moment you step inside, the quality and care of this home are evident. BASEMENT HAS POTENTIAL FOR A SEPARATE SIDE ENTRANCE, SUBJECT TO CITY APPROVAL AND ALL REQUIRED PERMITS. The main floor features rich hardwood flooring that remains in excellent condition, complemented by a cozy fireplace that creates a warm and inviting living space. A tiled mudroom adds both style and practicality, while the separate dining area overlooks a spacious backyard, perfect for family gatherings and entertaining. The kitchen is designed for both function and comfort, offering abundant cabinetry, a pantry, and updated appliances, with the fridge and microwave replaced in 2025. Most lighting throughout the home has been upgraded to modern 4000K LED, enhancing brightness and efficiency. The furnace blower motor was also replaced last year, adding peace of mind. Upstairs, you will find a bright and expansive bonus room filled with natural light, along with three generously sized bedrooms and two full bathrooms. The primary bedroom offers a comfortable retreat with ample space. The fully finished basement extends your living space with a large recreation area, one bedroom, a full bathroom, and no carpet throughout, along with impressive storage options. Ideally located close to schools, Gurudwara, grocery stores, and the airport, this home offers the perfect balance of comfort, convenience, and long-term value. (Some of the Images are Virtually Staged)