



GRASSROOTS

REALTY GROUP

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**61 Taralake Street NE
Calgary, Alberta**

MLS # A2308395



\$599,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,643 sq.ft.	Age:	2008 (18 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, See Remarks		

Heating:	Forced Air	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:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks		

Inclusions: NA

AN EXCELLENT OPPORTUNITY FOR INVESTORS, FIRST-TIME HOME BUYERS, OR AS A SECOND INVESTMENT PROPERTY! Welcome to this beautiful two-storey home on a desirable corner lot featuring 4+2 bedrooms, 3.5 bathrooms, and a double detached garage. The main floor offers a bright and functional layout with a spacious living room, dining area, modern kitchen with pantry, a bedroom, and a convenient half bath. Upstairs, you’ll find three generously sized bedrooms, including a primary suite with a walk-in closet and its own ensuite bath, along with an additional common 4-piece bathroom. The fully finished basement includes a two-bedroom illegal suite with a separate walk-up entrance—perfect as a mortgage helper or rental unit. Located in a family-friendly community close to schools, parks, playgrounds, shopping, public transit, LRT station, and major roadways, this property combines comfort and convenience. Enjoy the added benefit of ample street parking thanks to the corner lot and a spacious double detached garage. Don’t miss this fantastic opportunity—book your private showing with your favorite REALTOR today!