



**6 Taralea Place NE
Calgary, Alberta**

MLS # A2310906



\$605,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,424 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: Basement: Stove, Range Hood, Refrigerator, Washer, Dryer

1 Bedroom Basement Suite (Illegal) | Incredible Location | 1 Block from CBE Our Lady of Fatima School | 2-Storey Family Home | 1,424 SqFt + 658 SqFt Basement | Total 4 Bedrooms | 3.5 Bathrooms | Main Level Open Floor Plan | Updated Kitchen with Full Height Gloss Finished Cabinets & Black Hardware | White Appliances | Granite Countertops | Kitchen Island with Barstool Seating | Main Level Office | Upgraded LVP Flooring | Large Windows | Great Natural Light | 3 Upper Level Bedrooms & 2 Full Bathrooms | Primary with 4pc Ensuite | Sizeable Bedrooms | Upper Level Laundry | Separate Entry to Basement Suite (Illegal) | Spacious Rec Room Living/Dining Space | Kitchen with Full Height Cabinets | Honeycomb Backsplash | White Appliances | 1 Bedroom & 4pc Bathroom | Basement Laundry | Storage | Fully Fenced Backyard | Two Tiered Raised Wood Deck | Lawn | Rear Alley | Front Attached Double Garage | Quiet Cul-de-Sac | Family Friendly Neighbourhood | Steps from Taralea Playground | Easy Transit Access. Welcome to this updated and well-maintained 2-storey family home offering 2,083 SqFt of developed living space in a quiet cul-de-sac location. The main level features upgraded LVP flooring, large windows and an open floor plan designed for comfortable everyday living. The front office is ideal for working from home, a study space or playroom. The updated kitchen is finished with full height gloss cabinets, black hardware, granite countertops, white appliances and a centre island with barstool seating. The dining area overlooks the backyard and provides direct access to the two-tier raised wood deck while the spacious living room is filled with natural light. A 2pc bathroom completes the main level. Upstairs you'll find 3 sizeable bedrooms, 2 full bathrooms and convenient upper-level laundry. The primary retreat overlooks the backyard and features a

private 4pc ensuite while the additional bedrooms share a full bathroom. The separate side entry leads to the illegal basement suite featuring a spacious rec room designed for combined living and dining, a kitchen with full height cabinets, honeycomb backsplash and white appliances, 1 bedroom, a 4pc bathroom, dedicated laundry and storage. Outside, enjoy the fully fenced backyard with an expansive two-tier deck, lawn space and rear alley access. The front attached double garage and driveway provide ample parking. Located just steps from Taralea Playground and only one block from Our Lady of Fatima School, this home also offers easy access to transit, the Genesis Centre, Nelson Mandela High School, Saddletowne shopping and numerous parks and amenities. An excellent opportunity for families, first-time buyers and investors alike. Hurry and book your showing today!