



**GRASSROOTS**  
REALTY GROUP

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347 Taralake Way NE  
Calgary, Alberta

MLS # A2314282



**\$299,786**

|           |                                           |        |                   |
|-----------|-------------------------------------------|--------|-------------------|
| Division: | Taradale                                  |        |                   |
| Type:     | Residential/Five Plus                     |        |                   |
| Style:    | 3 (or more) Storey                        |        |                   |
| Size:     | 1,339 sq.ft.                              | Age:   | 2013 (13 yrs old) |
| Beds:     | 2                                         | Baths: | 1 full / 1 half   |
| Garage:   | Single Garage Attached                    |        |                   |
| Lot Size: | 0.02 Acre                                 |        |                   |
| Lot Feat: | Landscaped, No Back Lane, Street Lighting |        |                   |

|             |                                                                                            |            |         |
|-------------|--------------------------------------------------------------------------------------------|------------|---------|
| Heating:    | Forced Air                                                                                 | Water:     | -       |
| Floors:     | Carpet, Linoleum, Vinyl Plank                                                              | Sewer:     | -       |
| Roof:       | Asphalt Shingle                                                                            | Condo Fee: | \$ 361  |
| Basement:   | None                                                                                       | LLD:       | -       |
| Exterior:   | Vinyl Siding, Wood Frame                                                                   | Zoning:    | M-1 d52 |
| Foundation: | Poured Concrete                                                                            | Utilities: | -       |
| Features:   | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage |            |         |

|             |     |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

Welcome to this very well maintained home in a very convenient Location that offers many amenities that your family will enjoy and use all year round. This Clean family home has 2 bedroom, 1 and 1/2 bathroom and single attached garage. The main floor has a spacious foyer entry, a large den that would be ideal for guest room, office/Den. A 2 piece bathroom on this floor adds convenience. The 2nd level has a spacious living room, Dining area, Kitchen. The Beautiful kitchen has lots of tall cabinets, large central island with granite top, classy granite counter tops and a Pantry. Living room is bright and ideal for family time together. The Luxury Vinyl plank flooring adds a nice touch. A nice balcony to enjoy the warm weather. The top level has 2 bedrooms. Primary bedroom has HIS and Hers spacious closets. 1 more good size bedrooms, a full 4 piece bathroom and Laundry area on this level. All bathrooms have granite counters. The Taradale community offers many amenities and conveniences. Walking distance to schools, close to Major shopping, casual and fine dining, Banks, medical services and easy access to Major routes. Close to Genesis Center, Library, C-train, schools and more. Elementary and Junior High schools are 2 minutes away. High school is 7 minutes away. Police station and Fire station are 5 minutes away. Excellent location and great value home for you.