



GRASSROOTS
REALTY GROUP

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31 Taralake Gardens NE
Calgary, Alberta

MLS # A2315546



\$489,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,257 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level, Low Maintenance Landscape		

Heating: Central, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: NA

STOP PAYING SOMEONE ELSE'S MORTGAGE. This 3-bedroom two-storey is exactly what the first-time buyer needs right now — a detached home with a real yard, real space, and a price that makes sense. The main floor gives you a comfortable living area, a kitchen with, stainless appliances, a centre island, plus ample dining space that walks out to the deck for those glorious summer evenings where you can dine al fresco. The backyard is fenced, there's a shed for storage, and back lane parking means no street scramble every morning. Upstairs — three bedrooms, a primary with 3-piece ensuite, and a 4-piece main bath. Main floor laundry because adulting should be easier. The basement? Unfinished and ready for your creative touch — your choice on how to use that space. This is the one where you stop renting and start building equity. Simple as that.