



**23 Taralake Road NE**  
**Calgary, Alberta**

**MLS # A2316202**



**\$589,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,757 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, On Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

OPEN HOUSE JUNE 20th & JUNE 21st 1 to 4PM. Welcome to this immaculate, sun-drenched 5-bedroom home in the highly desirable community of Taradale. Boasting nearly 1,800 sq ft of beautifully upgraded above-grade living space, this property features an incredible, fully certified 2-bedroom LEGAL basement suite with a separate entrance—the perfect strategy to offset your mortgage or maximize rental yields! The functional main floor maximizes family living with two distinct living areas, a dedicated dining space, and a bright kitchen loaded with storage and brand-new appliances, new carpets & Vinyl flooring. Upstairs hosts a massive primary retreat complete with a walk-in closet and private ensuite, plus two additional generous bedrooms, a full main bath, and a highly convenient upper-floor laundry room. The legal lower suite is move-in ready, features 2 bedrooms, a full kitchen, living area, and a 4-piece bath. Enjoy ultimate peace of mind and zero capital growth worries with a brand-new roof, new siding. The exterior offers a massive, fully fenced backyard complete with a sunny deck. Enjoy an unbeatable location just minutes to two community schools, public transit, shopping, and the Taradale lake. Book your private tour today!