



GRASSROOTS

REALTY GROUP

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**247 Taralake Way NE
Calgary, Alberta**

MLS # A2316885



\$649,786

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,163 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Lawn, No E		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: N/A

A perfectly beautiful home for you!!!. Perfect location - backing onto green space and a playground. Built for you to enjoy life with family, in this 2163 sq ft home with 3 Bedrooms, 2 and 1/2 bathrooms. Spacious foyer to welcome family and friends into your home. Elegant separate Dining room, large formal Living room, Family room with a Fireplace and lots of space for family to gather. The gourmet kitchen has stainless steel appliances, large island, lots of rich cabinets, Granite countertops and a pantry. Stylish Dark wood railings complement the Dark wood flooring through out this main level. A 2 piece guest bathroom on this floor. The upper level has the Primary suite with a 5-piece En-suite, and a very large walk-in closet. Here you can relax in the soaker tub after a hard days work. Large Bonus room for the family to enjoy movie nights and spend quality time together. 2 more big bedrooms and a 4-piece main bathroom on this level, plus the laundry room. The lower level opens to a large space for you to design your ideal space. The Backyard has a Concrete patio plus a deck for your summer BBQs. Practical and well thought-out layout. This home has much to offer and is ideal for a large or small family. Double garage, Central Air conditioning. Close to many amenities - Schools, Shopping, Dining, walking paths, Genesis center, Library, and Transit. This home is a great value for you to call it "Your Home"