



**GRASSROOTS**

REALTY GROUP

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**2103, 333 Taralake Way NE  
Calgary, Alberta**

**MLS # A2317223**



**\$425,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,359 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot, Street Lighting, Underground Sprin		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 495
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d52
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** N/A

We welcome you to a beautiful East Facing townhouse that offers the perfect blend of elegance, comfort, and convenience with 3 BEDROOMS, 2.5 BATHROOMS, and a DEVELOPED BASEMENT boasting with a RECREATIONAL ROOM and an additional half BATHROOM with the DOUBLE ATTACHED GARAGE for convenient parking and storage. Main floor has new flooring and new paint in the house. Upstairs has Master Bedroom with On suite bathroom and two additional rooms with extra bathroom. BUILDER'S UPGRADES: GRANITE Counter Top in the Kitchen and in all the bathrooms, kitchen cabinets up to the ceiling, functional extended eating bar Counter top, Upgraded appliances (Refrigerator, Washer & Dryer), Gas line on the deck, living room with an abundance of windows flood the interior with natural light. ADDITIONAL FEATURES: Elevated entrance with only four units developed in the compound & High-efficiency furnace for optimal comfort Underground sprinkler system for easy lawn maintenance Convenient access to amenities, parks, schools, transportation routes, a Train Station, Genesis Centre and the Public Library Don't miss out on this rare opportunity to own a prestigious townhouse. Schedule your viewing today and make this your new home! Must See Home. You would regret if you wont see this beautiful house.