



337 Taralake Way NE
Calgary, Alberta

MLS # A2318375



\$384,900

Division:	Taradale		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,352 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 390
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d52
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautiful 3-storey townhome with an attached garage and parking pad, with visitor parking nearby, ideally located in the highly sought-after community of Taradale in the North Calgary. With a thoughtfully designed layout and charming curb appeal, this home offers the perfect blend of comfort, functionality, and community living. Inside, you'll find two spacious primary bedrooms, each with its own private ensuite, making it an ideal setup for roommates, guests, or family living. A convenient half bath and third bedroom on the main floor is perfect for entertaining friends and visitors. The open-concept floorplan features a rich color palette, large windows, and an abundance of natural light, creating a warm and inviting atmosphere throughout. The beautiful, upgraded kitchen boasts gorgeous granite counter tops with an extended spacious island, sleek stainless-steel appliances, stylish mosaic tile back splash and full height cabinets. All complimented by the luxury laminate flooring that extends from front to back seamlessly. Step out the front door to enjoy street-facing access, extra parking for guests, and the convenience of being just steps from the bus stop—so close you can relax with your morning coffee until it arrives! Taradale is a vibrant, master-planned mature community, known for being a family-friendly neighborhood located in the northeast quadrant of Calgary, Alberta. It is bounded by Saddle Ridge to the north, Falconridge to the south, and Martindale to the west, with the Calgary International Airport to the west. The community is known for its multicultural backdrop, with a significant South Asian population, and offers a blend of modern suburban living with easy access to amenities, schools, and recreational spaces. Taradale has a population of a small town, with a focus on community development and safety, making it an

attractive place to live for families and newcomers. Don't miss your chance to call Taralake Townhomes your new home!