



GRASSROOTS
REALTY GROUP

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149 Taradale Close NE
Calgary, Alberta

MLS # A2324238



\$420,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,067 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Kitchen Island

Welcome to this beautifully maintained detached home in the desirable community of Taradale. Nestled on a quiet street, this inviting two-storey residence offers over 1,500 sq. ft. of developed living space, featuring 3 bedrooms, 2 full bathrooms, and numerous valuable updates throughout. Step inside to discover a bright and welcoming main floor enhanced by stylish vinyl flooring and an abundance of natural light. The spacious living room showcases large south-facing windows, creating a bright and airy atmosphere. The functional kitchen is equipped with crisp white cabinetry, stainless steel appliances, and ample storage, making it ideal for everyday living. Upstairs, you'll find three generously sized bedrooms and a well-appointed 4-piece bathroom, providing comfortable accommodations for the entire family. The fully finished basement expands your living space with a large recreation room, perfect for a media area, playroom, home gym, or office, along with a convenient 3-piece bathroom. Outside, enjoy a low-maintenance backyard designed for easy upkeep and relaxation. The expansive deck offers the perfect setting for summer barbecues, outdoor gatherings, or simply unwinding after a long day. Significant updates include newer windows, furnace, shingles, and siding, while the hot water tank was replaced in 2023, providing added peace of mind for years to come. Ideally located close to schools, playgrounds, shopping, restaurants, and everyday amenities, this property presents an excellent opportunity for families or first-time buyers. Don't miss your chance to own this exceptional home, schedule your private showing today!