



24 Taralake Road NE
Calgary, Alberta

MLS # A2327189



\$624,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,497 sq.ft.	Age:	2006 (20 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

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

Inclusions: none

Exceptional opportunity to own this fully upgraded, 2-Storey property in the desirable community of Taradale, now featuring a newly built, fully legal 2-bedroom basement legal suite! The main home boasts a bright and functional floor plan with over 1,400 sq.ft of upper living space. Enjoy a spacious living area centered around a cozy gas fireplace, alongside a large kitchen equipped with a walk-in pantry, central island, and dedicated breakfast nook/dining space. Upstairs features 4 generously sized bedrooms and 2 full bathrooms, including a primary bedroom with its own private ensuite. The massive added value lies below: a separate side walk-up entrance leads directly to a brand new, legally registered, fully developed basement. This bright, legal suite comes complete with its own kitchen, a spacious living area, 2 additional bedrooms, and a full bathroom—making it a perfect mortgage helper, rental revenue generator. Outside, the property features a huge rear deck and a newly added, highly coveted detached 2-car garage with back-lane access. Superb location close to schools, parks, shopping, and transit. A rare turn-key investment or family home that shows beautifully—book your private showing today!