



GRASSROOTS
REALTY GROUP

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65 Taralake Terrace NE
Calgary, Alberta

MLS # A2327322



\$529,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,443 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: NONE

Welcome to this charming two-storey home in the highly sought-after community of Taradale, offering exceptional convenience with easy access to schools, parks, playgrounds, shopping, public transit, and a wide range of everyday amenities. Boasting approximately 2100 sq. ft. of developed living space, this well-maintained home features a fully finished illegal basement suite, making it an excellent opportunity for families or investors alike. The main level welcomes you with a bright front porch and an open-concept layout that seamlessly connects the spacious living room, dining area, and kitchen—creating the perfect setting for both everyday living and entertaining. A convenient 2-piece bathroom completes the main floor. Upstairs, you'll find three generously sized bedrooms, two full bathrooms, and a conveniently located laundry area. The primary bedroom offers a private ensuite and ample closet space, while the additional bedrooms provide comfort and flexibility for a growing family. The fully finished illegal basement suite features a separate entrance, its own separate laundry, a cozy living area, a functional kitchen, one bedroom with a closet, and a 4-piece bathroom. Step outside to enjoy the spacious backyard with a large deck, perfect for summer BBQs, family gatherings, and relaxing evenings outdoors. Some photos have been virtually staged to showcase the home's full potential. Don't miss this incredible opportunity to own a beautiful home in one of Taradale's most desirable neighborhoods. Book your private showing today!