



GRASSROOTS
REALTY GROUP

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97 Taralake Manor NE
Calgary, Alberta

MLS # A2328146



\$721,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,411 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Greenbelt		

Heating:	Fireplace(s), Forced Air, Other, See Remarks	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Excellent opportunity to purchase this beautiful detached 2-storey home. This large family home a great investment is approximately 2,441 sq. ft. above grade with 9' knockdown ceilings. There are 4 bedrooms and 3 bathrooms, including a jet tub/bonus room, and an important feature is the covered upper-level balcony. The main floor features a living room, granite countertops, spice kitchen and a half bathroom. The flooring in the home is hardwood, carpet and tile. The fully finished basement contains an illegal suite with 2 bedrooms and a full bathroom. This home comes with a double attached garage, fenced backyard, and green space behind the property. Exterior features include a fenced yard, a grassed area, trees, a concrete side path, and a wood deck. This gem of a home is located in the vibrant community of Taradale, which offers many amenities, including public transportation, centres, shopping, and schools nearby.