



GRASSROOTS
REALTY GROUP

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289 Taralake Terrace NE
Calgary, Alberta

MLS # A2330826



\$559,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,441 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Interior Lot, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: Basement Appliances - Electric Stove, Fridge, Range Hood

Steps to CBE Taradale School & Playground | 1,441.14 SqFt + 650.19 SqFt Basement | 1 Bedroom Basement Suite (Illegal) | Rear Double Attached Garage | Extended Driveway | Alley Access | Side Entry to Basement | Total 4 Bedrooms | 3.5 Bathrooms | Open Floor Plan | Abundant Natural Light | Electric Fireplace | Spacious Kitchen | Solid Wood Cabinets | Corner Pantry | Primary Bedroom with Walk-in Closet & 4pc Ensuite | Shared Basement Laundry | No Maintenance Backyard | Family Friendly Community | Close to Shopping, Transit & All Amenities. Welcome home to this beautifully maintained family home offering 2,091.33 SqFt of developed living space throughout the main, upper & basement levels. Perfectly situated just steps from CBE Taradale School, the playground & parks, this home combines functional living space, a finished basement suite (illegal) & a fantastic location for growing families or investors. Step inside to a bright foyer that opens to the spacious living room where large west-facing windows fill the home with abundant natural light while an electric fireplace creates a warm & inviting focal point. The open floor plan continues into the dining area & spacious kitchen, making everyday living & entertaining effortless. The kitchen is finished with solid wood cabinetry, laminate countertops, a corner pantry & ample cabinet & counter space for meal preparation. A convenient 2pc bathroom completes the main level. Upstairs you'll find 3 spacious bedrooms & 2 full bathrooms including the generous primary retreat complete with a walk-in closet & private 4pc ensuite. The additional bedrooms are well-sized & share the main 4pc bathroom, making this an ideal layout for families. The finished basement features a 1 bedroom basement suite (illegal) with its own side entry, a comfortable living room, kitchen, spacious bedroom & 4pc bathroom. The

shared laundry area is conveniently located in the common space. Outside, enjoy the no maintenance backyard while the rear double attached garage, overhead storage, extended driveway & rear lane access provide exceptional parking & storage. Located in the heart of Taradale, this home is only steps from Taradale School, parks, playgrounds, transit, shopping & everyday amenities with quick access to major commuter routes. Offering exceptional functionality, flexible living space & an unbeatable location, this home is a fantastic opportunity for families & investors alike. Hurry & book your showing today!