



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

104 Taralake Common NE
Calgary, Alberta

MLS # A2334112



\$729,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,500 sq.ft.	Age:	2008 (18 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Garden, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: Outdoor Costco lifetime shed

Welcome to 104 Taralake Common NE, ideally located close to schools, public transportation, playgrounds, and shopping amenities. This elegant, fully finished home features a stucco exterior, separate side entrance, and some new appliances (refrigerator, dishwasher, all new appliances in basement, hot water tank , new roof). As you step inside, you'll be impressed by the open concept layout, 9 foot ceiling and abundance of natural light flowing through the large bay windows. The main level offers a spacious living room, family room, bedroom with closet and a 3-piece bathroom with standing shower making it ideal for guests or multi-generational living. The gorgeous kitchen is equipped with high -raised cabinetry, granite countertops and a generous pantry, perfect for everyday living and entertaining. Upstairs you'll find 4 spacious bedrooms, including a luxurious primary suite featuring a 5-piece ensuite with jetted tub, standing shower, double sinks and a walk-in closet. Two bedroom legal suite is a great mortgage helper. Additional highlights include an oversized double attached garage, 4 ceiling fans and exceptional overall layout and functionality. Don't miss this incredible opportunity - this home is a must see!