



GRASSROOTS
REALTY GROUP

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195 Taralake Way
Calgary, Alberta

MLS # A2336251



\$729,999

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,748 sq.ft.	Age:	2007 (19 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating: Forced Air

Floors: Hardwood

Roof: Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Chandelier

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: NE

Utilities: -

Inclusions: N/A

Welcome to 195 Taralake Way NE, a spacious and inviting 1,748 sq. ft. two-storey home ideally located in the established community of Taradale. Offering 6 bedrooms, 3.5 bathrooms, a fully finished basement, and an attached double garage, this home provides plenty of space and flexibility for a growing or multi-generational family. Step inside to a bright and welcoming main floor filled with natural light. The functional layout features a versatile flex space that can easily be used as a formal dining area, home office, sitting room, or whatever best suits your lifestyle. A separate family room with a fireplace provides a comfortable space to relax and gather. The kitchen features stainless steel appliances and connects seamlessly with the dining area, where a side door provides direct access to the large deck and south-facing backyard. A convenient powder room and main-floor laundry complete this level. Upstairs, you'll find four bedrooms, including the primary bedroom with its own 4-piece ensuite, along with another full bathroom. One of the bedrooms features a vaulted ceiling and offers additional flexibility as a bedroom, bonus room, office, or family space. The fully developed basement adds even more functional living space and features a separate entrance, two bedrooms, a full bathroom, separate laundry, living area, and kitchen area complete with a stove—an excellent setup for extended family or additional household needs. The hot water tank was also replaced last month, adding another valuable update to the home. Outside, enjoy a fully fenced and landscaped south-facing backyard with no neighbours directly behind, backing onto green space and offering plenty of room for entertaining, children, or summer BBQs. The home is conveniently located near parks, playgrounds, schools, and shopping. With 1,748 sq. ft. above grade, 6 bedrooms, 3.5

bathrooms, a fully developed basement, and a versatile family-friendly layout, this Taradale home offers an excellent combination of space, functionality, and location.