



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

162 Taradale Drive NE
Calgary, Alberta

MLS # A2337682



\$549,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,475 sq.ft.	Age:	2005 (21 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, On Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Interior Lot, Landscaped, Lawn, F		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: Basement Suite Appliances: Electric Stove, Range Hood, Fridge, Washer, Dryer

2 Bedroom Basement Suite (Illegal) | 1 Minute Drive to Our Lady of Fatima School | 1 Block to Taralea Playground | Incredible Location | Easy Transit Access | 1,475.04 SqFt | 6 Bedrooms | 3.5 Bathrooms | Open & Functional Floor Plan | Abundant Natural Light | Ample Living Space | Spacious Kitchen | Kitchen Island with Raised Breakfast Bar | Corner Pantry | Main Level Bedroom | Main Level Laundry | 3 Upper Level Bedrooms | Separate Entry to Basement | Open Kitchen & Dining | 2 Sizable Basement Bedrooms | Full Bathroom | Basement Laundry | Large Backyard | Fully Fenced | Laned Home | Rear Detached Double Garage | Rear Lane Access | Additional Street Parking. Welcome home to this spacious family home offering 1,475.04 SqFt of functional living space plus a fully developed basement & an incredible location in Taradale. Just a 1-minute drive to Our Lady of Fatima School, 1 block from Taralea Playground & with easy access to transit, this home is perfectly positioned for a growing family. Step inside to a bright & welcoming main level where great natural light fills the open & functional floor plan. The spacious kitchen offers ample cabinetry, a corner pantry & a large island with raised breakfast bar seating, creating a great space for everyday meals & entertaining. The kitchen flows into the dining & living areas, keeping the main living spaces connected while providing plenty of room for the family. The main level also features a generously sized bedroom & convenient laundry room. Upstairs holds 3 additional bedrooms & a full bathroom, offering excellent space for the family. Downstairs, the developed basement has a separate entry & provides a flexible secondary living space with an open kitchen & dining area, 2 sizable bedrooms, a full bathroom & dedicated laundry. This layout offers excellent flexibility for extended family or additional

household space. Outside, enjoy the large fully fenced backyard with plenty of room for children, pets & outdoor entertaining. The rear detached double garage provides secure parking & additional storage, while the rear lane & street parking offer even more convenience. Located close to schools, parks, playgrounds, transit, shopping & all the amenities Taradale has to offer, this home combines functional living space with an exceptional family-friendly location. Hurry & book your showing today!