



GRASSROOTS
REALTY GROUP

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56 Taralake Park NE
Calgary, Alberta

MLS # A2340357

\$524,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,281 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Front Yard, Landscaped, Lawn, Low Maintenance La		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: See list

OPEN HOUSE | SAT. OCT.17 | 2:00-4:00 PM | Welcome to this beautifully upgraded two-storey home in the heart of Taradale by the lake! This detached home offers 1,745 sq. ft. of total finished living space, including 4 bedrooms and 2.5 bathrooms above and below grade, with a permitted, fully finished basement featuring its own bedroom, family room, and full bathroom, ideal for extended family or extra living space. Inside, you will love the bright, open feel created by brand-new triple-pane windows that fill the home with natural light while keeping it cozy year-round. The kitchen and laundry come equipped with a full set of new stainless steel LG appliances, including the fridge, stove, range hood, dishwasher, washer, and dryer, giving this home a fresh, move-in-ready feel from day one. Major updates are already complete, including a new roof, new siding, new light fixtures, and new window blinds throughout, so you can move in and enjoy the home without worrying about big projects. Outside, the fully landscaped yard offers a poured concrete surround from the side of the home around the entire backyard, plus a spacious 17 X 11-foot wood deck in excellent condition, perfect for relaxing or entertaining, all framed by a high privacy wall for added comfort and peace of mind. Car enthusiasts and hobbyists will appreciate the heated, oversized detached double garage, permitted by the City, offering year-round comfort and plenty of room for vehicles and storage. Ideally located close to schools, parks, playgrounds, shopping, and transit, this home offers the space, updates, and location today's buyers are looking for. This home is in truly move-in-ready condition, and homes like this do not last long, so come see it for yourself and picture your family living here. Contact your REALTOR® today to book your private showing before this incredible opportunity is gone.

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