



GRASSROOTS
REALTY GROUP

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228 Taradale Close NE
Calgary, Alberta

MLS # A2345704

\$494,900

Division:	Taradale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,081 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Storage		

Inclusions: Closets in the Bedroom

Welcome to a clean, spacious and well-maintained home conveniently located near schools, shopping, parks, transit and everyday amenities. This inviting property offers generous indoor and outdoor living space, with fresh paint and brand-new blinds throughout giving the home a bright, refreshed feel. The primary suite features a walk-in closet, while the impressive 5-piece main bathroom includes a relaxing jetted tub. Seven ceiling fans with integrated lighting add comfort throughout the home, and a central vacuum system provides additional convenience. Lower level has 2 PC bath, laundry room and bedroom featuring a cozy gas fireplace that adds warmth and character and makes this space especially inviting. The spacious lower level offers excellent additional living space with plenty of room for recreation and entertaining. Outside, you'll appreciate the stucco exterior, large front porch, landscaped yard, storage shed and oversized single garage. A paved rear lane provides convenient access and adds to the property's functionality. Located in the established community of Taradale, this home combines comfort, functionality and a convenient location. A great opportunity with plenty of space inside and out—book your private showing today!