



GRASSROOTS
REALTY GROUP

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1005 Taradale Drive NE
Calgary, Alberta

MLS # A2347694

\$498,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,260 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Welcome to this cozy home offering great value and fantastic curb appeal. The durable Hardie board exterior on both the house and double detached garage gives the home a timeless look while offering excellent long-term durability. A welcoming front entry, cute private balcony, and beautiful bay window add character and make this home stand out from the rest. The fully fenced yard provides a great outdoor space for relaxing, entertaining, or enjoying the sunshine, while the front landscaping and mature neighbourhood setting create a warm and inviting first impression. Inside, the home offers a functional layout with plenty of natural light and comfortable living space. Whether you're a first-time buyer, growing family, or investor, this is an excellent opportunity to own a home that combines affordability, functionality, and attractive exterior features. This home is a wonderful opportunity to get into the market without compromising on character. A great opportunity with exceptional value, come see it for yourself!