



GRASSROOTS
REALTY GROUP

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117 Taralake Crescent NE
Calgary, Alberta

MLS # A2217187



\$655,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,493 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectang		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: none

OVER 2200 SQFT OF LIVING SPACE | ILLEGAL BASEMENT SUITE | BACKING ONTO PATHWAY | MAIN FLOOR BEDROOM | BALCONY OFF BEDROOM | NEW ROOF & SIDING (2021) | FIREPLACE | MOUNTAIN VIEW | CLOSE TO PARK, POND, SCHOOLS & TRANSIT. Welcome to this beautiful and well-maintained home, ideally situated on a quiet street in the heart of Taradale. This property blends comfort, space, and versatility—ideal for families or savvy investors. Step into a grand foyer with soaring ceilings and streaming natural light, setting the tone for this inviting home. Ceramic tile flooring flows through the main level, leading into a spacious, open-concept living and kitchen area. The living room is filled with light and centered around a cozy fireplace—perfect for relaxing or entertaining. The kitchen features maple wood cabinetry, a large center island, and ample workspace. A main floor bedroom, located near the entrance, adds flexibility for guests or a home office. A convenient 2-piece bathroom completes the main floor. Upstairs, you'll find three generous bedrooms, including a primary suite with a 4-piece ensuite, walk-in closet, and access to a front-facing private balcony—a great spot to enjoy your morning coffee while taking in the view. A second full bathroom serves the remaining two bedrooms. The fully finished basement includes a spacious recreation area, bedroom, 4-piece bathroom, and a kitchen setup. Outside, enjoy the privacy of backing onto a scenic walking path. Plus, this home offers mountain views and is just steps from parks, a pond, schools, shopping, and transit. Don't miss out—schedule your private showing today!