



**GRASSROOTS**  
REALTY GROUP

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**88 Taralea Gardens NE**  
**Calgary, Alberta**

**MLS # A2219931**



**\$669,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,498 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Insulated, Oversized		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Vinyl Windows		

**Inclusions:** N/A

6 Bedrooms and 3 Bedroom Illegal Basement Suite! PERFECT LOCATION! First time home buyer/investor alert! Live up and rent down. Welcome to this Beautiful home with 6 bedrooms, 3.5 Bathrooms in the heart of super popular Taradale community. Main floor is blessed with huge living and Family room features gas fireplace. Large sun filled windows, open concept, spacious Maple kitchen cabinets newer appliances with large island plus formal dinning. The upper floor features a master bedroom complete with a luxurious 3-piece ensuite and a large walk-in closet. In addition, there are two generously sized bedrooms that share a well-appointed 4-piece main bathroom. You simply can not miss the beauty of Finished basement. Fully finished Illegal Basement Suite with full washroom and 3 bedrooms plus separate entrance and Separate laundry , Vinyl and carpet flooring are absolutely a bonus. There is also an oversized, insulated double garage. Almost forgot to mention that property is minutes walk from Calgary Transit. Close to all amenities, shopping, schools, major road connections. Great starter home or revenue property. Don't miss out!. For a private tour, Call your favorite Realtor before its gone.