



GRASSROOTS
REALTY GROUP

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94 Taralake Way NE
Calgary, Alberta

MLS # A2220978



\$654,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,492 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Vinyl Windows		

Inclusions: Basement Appliances: Washer /Dryer , Refrigerator , Hood Fan

Welcome to this beautifully maintained two-storey detached home with an ATTACHED DOUBLE GARAGE Step inside to discover an open-concept main floor featuring gleaming HARDWOOD floors, a spacious and inviting family room with a cozy gas fireplace, a bright breakfast nook, and a stylish kitchen equipped with GRANITE countertops and STAINLESS STEEL APPLIANCES. Upstairs, you'll find a generous primary bedroom complete with a 4-PIECE ENSUITE that includes a JETTED TUB and a large WALK-IN CLOSET. The upper level also offers two additional well-sized bedrooms and a 4-piece main bathroom. The illegally suited basement has a SEPARATE SIDE ENTRANCE and has with egress windows. It features a MODERN kitchen with granite countertops and backsplash, a full bathroom, one bedroom, and its OWN LAUNDRY facilities. Exterior highlights include durable stucco siding, a private backyard with a FULLY FENCED and landscaped yard, and a BACK PATIO perfect for outdoor enjoyment. Located close to schools, parks, grocery stores, the Genesis Centre (with library and YMCA), as well as convenient access to Stoney Trail, Calgary International Airport, bus stops, and the train station. A wonderful place to call home in a highly accessible community!