



GRASSROOTS
REALTY GROUP

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**3101, 333 Taralake Way NE
Calgary, Alberta**

MLS # A2221192



\$450,000

Division:	Taradale		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,361 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 446
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1 d52
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Walk-In Closet(s)		

Inclusions: None

Welcome to Unit 3101 at 333 Taralake Way NE, a bright and spacious corner townhome with NEW SIDING and NEW ROOF completed in 2021, situated in the well-established and vibrant community of Taradale. Whether you're a first-time homebuyer, downsizer, or investor, this home offers a wonderful combination of comfort, practicality, and style. As you enter, you're welcomed by a thoughtfully designed open-concept layout that fills with natural light, creating a warm and inviting atmosphere. The main living area features large windows and a walk-out balcony, providing a perfect setting to enjoy your morning coffee or relax outdoors. The kitchen is both stylish and functional, featuring granite countertops, ample cabinetry, a full appliance package including a BRAND NEW DISHWASHER (2023), and a breakfast bar that's ideal for casual meals or entertaining. The open flow continues into the spacious dining area and comfortable living room, offering a seamless space for daily living and gatherings. There are two generously sized bedrooms, and a large loft area on the second floor - idea for additional living space and could even be converted into an additional bedroom! Each bedroom has large windows that bring in plenty of natural light. The primary bedroom includes a private 3-piece ensuite, while the second bedroom is located just across from another full 4-piece bathroom—an excellent setup for guests, children, or roommates. Other highlights include in-suite laundry, plenty of storage, a DOUBLE ATTACHED GARAGE, and an unfinished basement—a flexible space ready for your personal touch or future development. Located in the family focused community of Taradale, this home is close to schools, parks, shopping, public transit, and major roadways, providing easy access to all the essentials while offering a low-maintenance lifestyle.

Don't miss the opportunity to make this beautiful home yours—schedule your private showing today!