



GRASSROOTS
REALTY GROUP

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369 Taradale Drive NE
Calgary, Alberta

MLS # A2221646



\$535,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,362 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, No Animal Home, No Smoking Home		

Inclusions: N/A

****OPEN HOUSE SATURDAY MAY 17th 1PM-2PM**** Welcome to this lovingly cared-for 3-bedroom, 2.5-bathroom home, proudly offered by its original owner. From the moment you walk in, you'll feel the warmth and attention to detail that's been poured into this home over the years. The main floor is bright and welcoming, with a kitchen and dining area bathed in natural light thanks to a charming bay window. Toward the back of the home, the spacious living room invites you to unwind by the cozy gas fireplace — perfect for movie nights or quiet evenings in. A handy 2-piece powder room adds convenience on this level. Upstairs, you'll find three well-sized bedrooms, including a relaxing primary suite complete with a walk-in closet and a private ensuite featuring a jetted soaker tub — your own little retreat. Another full bathroom serves the additional bedrooms with ease. The basement is partially finished and full of potential. It's already framed for a fourth bedroom and a third full bathroom, with a tub installed and plumbing started — just waiting for your finishing touches. There's also plenty of space to create a rec room, playroom, or home office. Step outside and enjoy the beautifully landscaped yard, with garden beds ready for your green thumb and a large backyard deck that's perfect for summer barbecues or morning coffee. Recent updates include a new roof (2020), new siding (2020), and a hot water tank (2025), giving you peace of mind for years to come. This move-in-ready home blends comfort, functionality, and future potential — all in a friendly, well-established neighborhood. Come take a look and imagine the possibilities!