



**GRASSROOTS**  
REALTY GROUP

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**45 Taralake Heath  
Calgary, Alberta**

**MLS # A2223909**



**\$759,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,192 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Pantry, Separate Entrance		

**Inclusions:** Storage at the back

Welcome to 45 Taralake Heath NE – Renovated 6-Bedroom Family Home with Illegal Basement Suite in Taradale! Discover this beautifully renovated home in the heart of the sought-after Taradale community. Featuring over 2,800 sq ft of living space, this versatile property is perfect for large or multi-generational families and also offers income-generating potential with its 2-bedroom illegal basement suite. Currently rented for \$1300. Main Highlights: • 4 spacious bedrooms upstairs + a large bonus room – ideal for a growing family. • Bright and airy main level with a separate living room, formal dining area, and a dedicated nook for casual meals. • Attached front-facing garage for added convenience and storage. Recent Renovations: • Brand new flooring throughout the main and upper levels. • New kitchen appliances for a modern cooking experience. • New carpet upstairs adds warmth and comfort. • Granite countertops in the kitchen for a stylish, upscale touch. Additional Features: • Illegal 2-bedroom basement suite with a separate entrance – perfect for rental income or extended family - rented at \$1300 per month, tenants willing to stay. • Located on a quiet, family-friendly street close to schools, parks, shopping, and transit. This move-in-ready home combines comfort, functionality, and opportunity – a rare find in Calgary’s northeast. Don’t miss your chance to own this spacious gem in Taradale!