



**GRASSROOTS**  
REALTY GROUP

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**155 Taradale Drive NE**  
**Calgary, Alberta**

**MLS # A2227448**



**\$525,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,067 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

<b>Inclusions:</b>	N/A
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Welcome to this beautifully maintained 4-bedroom, 3-bathroom detached home located in the heart of Taradale NE, offering a perfect blend of comfort, convenience, and investment potential. The main floor features a generously sized living room, a well-equipped kitchen with stainless steel appliances, and a dedicated dining area—ideal for everyday living and entertaining. Upstairs, you’ll find a spacious primary bedroom with a private ensuite, along with two additional bedrooms that share a full bathroom, making it perfect for growing families. The home also includes a separate side entrance leading to an illegal basement suite, providing excellent potential for rental income or extended family use. Recently updated with brand-new flooring and fresh paint throughout, the home is move-in ready. Enjoy the outdoors in a fully fenced backyard that boasts a great-sized deck, perfect for gatherings and summer BBQs. Conveniently located within walking distance to two schools, a daycare, and four bus stops, this property is ideal for families. It’s also just 2–3 minutes from Dashmesh Cultural Gurdwara Sahib, 5 minutes from Stoney Trail, and only 10 minutes to Calgary International Airport. Whether you’re a homeowner or an investor, this property offers exceptional value in one of Calgary’s most sought-after northeast communities.