



GRASSROOTS
REALTY GROUP

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1025 Taradale Drive NE
Calgary, Alberta

MLS # A2228266



\$639,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,513 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: TV mount only in Living Room and Bedroom and Living Room TV Shelf

Welcome to this beautifully maintained home in the heart of Taradale, one of Calgary's most family-friendly communities. This spacious 2-storey property offers 3 bedrooms upstairs, a bright and open main floor with a functional layout, and a fully developed basement (illegal suite) with a separate entrance, featuring 2 additional bedrooms, a full bath, kitchen, and laundry. Conveniently located close to schools, parks, shopping, and public transit, this home is perfect for families or investors alike. Move-in ready and shows great! Recent Upgrades includes 2025: the siding on the left side of both the house and garage was replaced. The basement also received a full interior paint refresh. 2024: This was a major renovation year. A new appx 24' x 24' garage was built in May, and a full roof replacement was completed in October. The master ensuite bathroom was upgraded with a new standing shower. All closets were fitted with custom IKEA shelving. Additionally, a new Lennox 2-stage furnace and a hot water tank were both installed, ensuring modern and energy-efficient mechanical systems. 2022: A storm door was added to the front entry, improving both energy efficiency and security. The basement also received a new electric stove, adding functionality to the lower-level living space. 2021: Major exterior upgrades were done this year. The entire house siding was replaced in April, enhancing curb appeal. The front concrete walkway and porch steps were also redone, contributing to a refreshed front entrance. The main floor fridge was upgraded during this year as well. 2020: The deck in the backyard, including the railing, was fully replaced. 2019: This year included significant interior improvements. Engineered hardwood flooring was installed throughout the house (excluding the basement), along with full house interior painting. All toilets in the washrooms

were replaced with Kohler units, and Air Admittance Valves (AAV) were added under every sink. The main floor living room received new pot lights for modern lighting. The basement bathroom saw a new standing shower and flooring. New appliances were added throughout the home, including a gas range with gas line, microwave, kitchen hood fan, washer and dryer sets for both main and basement levels. Schedule your private tour today and see it for yourself!