



GRASSROOTS
REALTY GROUP

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327 Taralake Way NE
Calgary, Alberta

MLS # A2228491



\$404,900

Division:	Taradale		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,369 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Front Yard, Interior Lot, Low Maintenance Landscape, Rectangular Lot, Street		

Heating: Forced Air

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: None

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Slab

Features: Granite Counters, Kitchen Island, Soaking Tub

Water: -

Sewer: -

Condo Fee: \$ 361

LLD: -

Zoning: M-1 d52

Utilities: -

Inclusions: N/A

3 Storey Townhome | Single Attached Garage | Driveway | Main Level Den | Incredible Open Floor Plan | High Ceilings | Full Height Cabinets | Granite Countertops | Kitchen Island | Barstool Seating Area | Balcony | Recessed Lighting | Ample Living Space | Electric Fireplace | 2 Sizeable Bedrooms | Upper Level Laundry | Near CBE Ted Harrison School. Welcome home to 327 Taralake Way NE; a stunning 3-storey townhome with 2 bedrooms, 2.5 bathrooms and 1,369 SqFt of living space. The main level opens to a foyer with closet storage and a main level den. This den is bright with natural light and has plush carpet flooring. The main level has a 2pc bath and interior access to the attached garage. Head upstairs to the main living space where you'll find an expansive open floor plan kitchen, dining and living room. The kitchen is outfitted with full height cabinets, black appliances, black granite countertops and a large island with barstool seating. The sliding glass doors off the kitchen lead to the South facing balcony with a gas line for a BBQ and plenty of space for an outdoor dining set. Back inside, the dining and living rooms are open to one another providing you with a seamless flow when you entertain friends and family. The living room is accented with an electric fireplace with a floor to ceiling accent wall behind. Upstairs holds 2 sizeable bedrooms, 2 full bathrooms and laundry. The primary bedroom has His & Hers closets and a private 4pc ensuite bath. Bedroom 2 has a great closet and is sizeable. The main 4pc bath has a deep tub/shower combo and single vanity with storage below. The hall laundry is well appointed to not take away from any of your living space. The rear attached single garage is oversized allowing for both parking and seasonal storage. The rear driveway allows for an additional vehicle to be parked and there is plenty of street parking

just outside your front door. This home is minutes from all amenities and the CBE Ted Harrison School. Hurry and book a showing at this incredible townhome today!