



GRASSROOTS
REALTY GROUP

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86 Taralake Way NE
Calgary, Alberta

MLS # A2230497



\$585,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,472 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

Inclusions: N/A

Proudly presenting this well-maintained, open concept home located in the desirable and well developed community of Taradale NE! This charming property features a spacious main floor layout with a bright living area and a convenient half bathroom. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, perfect for families. The fully developed basement offers additional living space, including a bedroom, a full bathroom and a large open area - ideal for guests, recreation. A separate side entrance adds flexibility. Step outside to your private backyard complete with an enclosed back deck, perfect for evening relaxation or entertaining guests. A double detached garage provides secure and comfortable parking all year round. Recent updates add even more value: New roof and siding replaced in 2024, newer doors, painted decks and hot water tank! Don't miss this opportunity to own a move in ready home in a vibrant, family-friendly neighbourhood close to schools, parks, shopping and public transport!