



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

591 Taralake Way NE
Calgary, Alberta

MLS # A2233631



\$810,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,378 sq.ft.	Age:	2008 (17 yrs old)
Beds:	6	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Few Trees, Other, Street Lighting		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: NA

Huge Price reduction. Welcome to this exquisite West facing front garage property in the desired and established community of Taradale in Calgary NE. This property is perfectly located in on most desired location and features a total of 5 Bedrooms with 3.5 Washrooms and separate entry to LEGAL 2 bed basement with 3295 Sq ft of living area. Upon arrival, you are greeted by a foyer with beautiful flooring and a spacious main floor office/flex room with large window and 9' ceilings that sprawl into the open concept main floor. The open space features a gorgeous kitchen with extended upper cabinets, pot and pan drawers, quartz counters, corner pantry, and long kitchen island. The living room features large windows with natural gas fireplace. The dining area is bright and hosts an oversized table and opens to the backyard with deck and landscaped back yard. The upper level features a large front bonus room and 4 big size bedrooms. The primary bedroom has a large walk-in closet and beautiful 5 piece ensuite with dual vanity sinks, standing shower and soaker tub. Other 3 bedrooms have large closets. Other 3 bedrooms comes with closet and have a common 4 piece bathroom. The beautiful Legal 2 Bed basement with separate side entrance with 2 big bedrooms with walk in closets, 4 piece washroom, Decent full size kitchen and a big recreational area. Basement also has a stand up washer/dryer room. Taradale is family friendly neighborhood host shopping plaza, parks, pond and schools. Lots of amenities nearby which includes Tim Hortons, restaurants, walking path around pond, public transit, schools and grocery stores. This is your opportunity !!