



GRASSROOTS
REALTY GROUP

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5113, 333 Taralake Way NE
Calgary, Alberta

MLS # A2234116



\$474,900

Division:	Taradale		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,265 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 446
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d52
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: None

This spacious and extra-clean end-unit townhouse is in a prime location, featuring 3 bedrooms and 4 bathrooms. It includes a double attached garage, 9-foot knockdown ceilings, and is conveniently close to schools, transit services, playgrounds, the Genesis Centre, and highways. You'll find a welcoming entry on the main level with a bright living room, a large designer kitchen with granite countertops, upgraded stainless steel appliances, and full-height upper cabinets. The kitchen opens into a sunny dining room that leads to a balcony, perfect for summer barbecues. There is also a 2-piece bathroom on this floor. Upstairs, the master bedroom includes a 4-piece ensuite bathroom, while the other two bedrooms share a common bathroom. Additionally, a laundry room is located on the upper floor for added convenience with upgraded washer & Dryer. The basement is partially finished and has a two-piece bathroom, and the attached double-car garage provides plenty of storage space. This property won't last long, so schedule a viewing with your realtor today!