



**GRASSROOTS**  
REALTY GROUP

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

**75 Taralea Crescent NE**  
**Calgary, Alberta**

**MLS # A2234476**



**\$699,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,800 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas, Propane	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

This 3+1 bed / 3.5 bath home with over 2350 sqf living space with a LARGE BONUS ROOM has been immaculately well maintained by the owner with a back ally, RV PARKING and huge backyard. Entering the front doors will make you feel like you are home. The living space is large and spacious with a beautiful stone tiled gas fireplace as the focal point. Following the hardwood floors throughout the main floor is the dining room, kitchen (with tons of counter space, cupboards for storage and large pantry) and 1/2 bath. Off the kitchen is the door to the south facing backyard which includes a ground level patio and space for RV parking, while still keeping a decent size backyard. Heading upstairs is the massive bonus room with large windows and vaulted ceilings. Continuing down the hallway to the primary room, with a 4 piece En-suite and walk in closet, along with 2 large spare bedrooms and another full bath. Downstairs is another living space / entertainment room, the 4th bedroom, another full bathroom, laundry and tons of extra storage easy to make a separate entrance for basement for future upgrades. Ideally facing a quiet street & just minutes away from Genesis Center, schools, shopping centers, bus stops, Saddletown LRT, parks, and restaurants. You truly couldn't ask for a better location or home! Welcome to Taralea Cres.