



**GRASSROOTS**  
REALTY GROUP

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**292 Taralake Terrace NE**  
**Calgary, Alberta**

**MLS # A2235700**



**\$775,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,012 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

<b>Inclusions:</b>	N/A
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This 5-bedroom, 3.5-bath home offers a practical and well-organized layout suitable for both family living and additional rental income. The main floor features an open-concept kitchen, dining, and living area—ideal for daily use and informal gatherings. The upper level includes three bedrooms, including a primary bedroom with an ensuite bathroom and walk-in closet. There's also a dedicated office or den and a versatile bonus room that can serve various needs. The legal walk-out basement has two spacious bedrooms and a full set of appliances, including a washer, dryer, stove, and fridge—making it suitable as a separate rental suite. The upper unit also comes with its own appliances, including a dishwasher, washer, dryer, stove, and fridge. Outdoor features include a deck with city views, a storage shed, a two-car garage, and access to a nearby school playground. The home also includes a modern fire alarm system for added safety. Conveniently located near public transit and essential amenities, this property offers flexibility for extended families or those looking to offset housing costs with rental income.