



GRASSROOTS
REALTY GROUP

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4107, 333 Taralake Way NE
Calgary, Alberta

MLS # A2237955



\$374,990

Division:	Taradale		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,240 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Drive Through, Front Drive, Garage Door Opener, Paved, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating: High Efficiency, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Pantry

Water: -

Sewer: -

Condo Fee: \$ 437

LLD: -

Zoning: M-1 d52

Utilities: -

Inclusions: N/A

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom townhouse offering 1239 SqFt of comfortable living space, an open concept layout, and a front-attached garage - big backyard & no maintenance -GARBAGE IS ALSO INCLUDED ! Step inside to a tiled foyer with convenient access to a 2-piece bathroom, garage entry, and basement. Newer Flooring and Fresh Coat of Paint. The main floor is designed for seamless living and entertaining, featuring a bright and airy open layout with large windows that flood the space with natural light. The kitchen boasts granite countertops, stainless steel appliances including a 5-burner gas stove, a dual basin sink, ample cabinetry, and a breakfast bar with seating. Adjacent to the dining area, sliding glass doors open to a spacious private deck with a wood privacy divider—perfect for summer gatherings. Upstairs, you’ll find three generously sized bedrooms and two full bathrooms. The primary bedroom includes a walk-in closet and a 4-piece ensuite accessible via a private pocket door. The additional two bedrooms share a full 4-piece bathroom with a tub/shower combo and under-sink storage. A dedicated laundry area with a front-load washer and dryer plus built-in wire shelving completes the upper level. The basement remains undeveloped, offering a blank canvas for your future vision. Enjoy outdoor space with a deck that steps out to green space—ideal for children or pets. Parking is a breeze with a front-attached oversized single garage and driveway. Located just a 2-minute drive or a 7-minute walk to Ted Harrison School, this home is nestled in a family-friendly community close to public transit, C-Train access, grocery stores, and coffee shops. Don’t miss this fantastic opportunity!

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