



**GRASSROOTS**  
REALTY GROUP

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**10 Taralea Way NE**  
**Calgary, Alberta**

**MLS # A2239905**



**\$579,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,204 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Garage Faces R		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Lawn, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s)

**Inclusions:** Basement: Stove, Range Hood, Refrigerator, Washer, Dryer

**\*\* 1-Bed Basement Suite(illegal) \*\*** | Directly Across from the Taralea Playground | West Facing | Corner Lot | Double Detached Garage | Gated RV Parking | Alley Access | Manicured Backyard | Central AC | Total of 4 Beds & 2.5 Baths | Immaculate Condition | New Laminate Flooring Throughout | Recessed Lighting | Bay Windows | Great Natural Lighting | Mud Room | Main Level Laundry | Basement Side Entry | Basement Stacked Laundry | Sparkling Quartz Countertops | Full Height Cabinets | Stainless Steel Appliances | Tiled Shower with Bench | Storage | Fully Fenced Backyard | Large Deck | Lawn. Welcome to 10 Taralea Way NE, a stunning 2-storey family home boasting 1,204 SqFt throughout the main and upper levels with an additional 538 SqFt in the 1 bedroom basement suite(illegal). Directly across from the Taralea Park is your front door that opens into a bright and welcoming living room with a bay window. The living room has an electric fireplace with a statement piece tile accent wall behind. The kitchen and dining are open to one another making it the perfect space to catch up with the family. The kitchen is outfitted with ample cabinet storage, both stainless steel and white appliances, laminate countertops and a corner pantry for dry goods storage. The dining room is ready for a table to fit your whole family! Its steps away from the back door making indoor/outdoor dining easy in the summer months. The rear mud room has closet storage, your stacked washer dryer and a 2pc bath. Upstairs holds 3 bedrooms and a 4pc bath. The primary bed has a walk-in closet with built-in shelving. Bedrooms 2 & 3 are both a generous size. Bedroom 2 has a cheater door to the bathroom! The 4pc bath has a tub/shower combo and single vanity with storage below. Downstairs, the 1 bed basement suite(illegal) has a separate side entry and its own laundry making it a completely

independent living space! This beautifully done level has a sparkling kitchen with quartz countertops, full height gloss finished cabinets and stainless steel appliances. The rec room is a great flex space for living or dining. The bedroom on this level is bright with its egress window and has a large closet space. The 3pc bath in the basement has a walk-in tiled shower with a bench. Keep cool in the warm months with your central AC unit; something every home owner dreams of! Outside is a gorgeous backyard ready for your summer events! The large deck is great for a BBQ and dining table. The rear double detached garage has alley access. The concrete RV Parking pad is gated and provides you with additional parking for your seasonal toys or the basement occupants! Your R-G Zoning provides you with the opportunity for a legal backyard secondary suite on this property subject to city approval. Hurry and book a showing at this incredible home today!