



GRASSROOTS
REALTY GROUP

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57 Taralake Manor NE
Calgary, Alberta

MLS # A2240245



\$759,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,999 sq.ft.	Age:	2011 (14 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: Basement fridge, stove, washer, dryer

BEAUTIFULL TWO STORY,OVER 2700 SQUIRE FEET LIVING SPACE, 4 BEDROOMS UP STAIRS,MASTER BEDROOM WITH FULL BATH ENSUITE ,WALK IN CLOSET ,THREE MORE VERY GOOD SIZE BEDROOMS WITH WALK IN CLOSETS AND COMMON BATHROOM,UP STAIR LAUNDRY WITH LAUNDRY SINK. MAIN FLOOR LIVING ROOM,FAMILY ROOM WITH FIRE PLACE, BEAUTIFUL KITCHEN WITH FULL LENGTH KITCHEN CUPBOARDS,WALK IN PANTRY,BREAKFAST BAR,DINING ROOM WITH MAIN DOOR TO THE DECK.UPGRADES INCLUDES,HARDWOOD FLOOR ON THE MAIN FLOOR,9' KNOCK DOWN CEILING ON THE MAIN FLOOR, GRANITE COUNTER TOPS,VERY GOOD SIZE DECK AND CONCRETE PATIO,BACKS ONTO GREEN SPACE.BASEMENT IS FULLY DEVELOPED WITH 2 BEDROOMS ILLEGAL SUITE,SEPARATE ENTRANCE ,SEPARATE LAUNDRY,CURRENTLY RENTED FOR \$1400.00 AND TENANTS WANT TO STAY.