



GRASSROOTS
REALTY GROUP

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39 Taralea Place NE
Calgary, Alberta

MLS # A2240530



\$660,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,916 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Garden, Interior Lot,		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s)		

Inclusions: Garage Shelving

Tucked away in a quiet no-thru cul-de-sac, this beautifully maintained and thoughtfully updated home offers the perfect blend of comfort, function, and location. Backing onto lush greenspace and a scenic walkway, you'll enjoy the peace of nature while being just minutes from schools, playgrounds, shopping, and only 15 minutes to the airport. Step inside to discover a bright and welcoming layout designed with family living in mind. The main floor features a dedicated office, an open-concept living and dining area with a cozy gas fireplace, and an L-shaped kitchen complete with stainless steel appliances, corner pantry, and plenty of prep space. Upstairs, the spacious bonus room with vaulted ceilings is the ideal spot for movie nights or playtime, while three well-appointed bedrooms offer ample space for the whole family. Downstairs you'll find a versatile den or office, perfect for working from home or guest space. This home has been lovingly cared for with smart updates for peace of mind, including: - Fresh professional paint throughout - Upstairs carpet (2017) and brand new basement carpet (May 2025) - Zebra blinds (2022) - New flush-mount LED lighting (May 2025) - Roof (2020) - Hot water tank (2017) - Deck redone (2019). The backyard is a private oasis—lush, green, and ready to enjoy all summer long. Whether you're growing your family or looking for a long-term investment, this home delivers on value, quality, and lifestyle. Don't miss the opportunity to own a turn-key home in a prime location with all the major updates already done!