



GRASSROOTS
REALTY GROUP

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160 Taradale Drive NE
Calgary, Alberta

MLS # A2247211



\$539,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,273 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Irregular Lot, Landscaped, Lawn,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: Glass water tank aquariums

Best priced HOME in Taradale! This perfect home offers a tasteful and functional living space. It is lovingly maintained by the current owners, this property has newer Water Tank, Furnace, Air Conditioning, Stove, Roof, Sidings, Fence, Deck, Soffit, Fascia and Gutters. As you walk in, you'll be greeted by its beaming hardwood floorings that flow seamlessly throughout the house. The open-concept design connects effortlessly from its cozy living room leading to the spacious kitchen that features a large island, beautiful countertops, and efficient appliances. It has a generous dining space that leads to the sliding glass doors to your north facing deck with awnings. For you and your guests comfort, there's also a half bathroom on the main level. Upstairs, you'll have the masters bedroom, complete with a walk-in closet, it also has the 2 additional big bedrooms and the full bathroom. In the basement, have the fabulous extra spacious family/game room and a huge furnace, storage and the laundry area. The covered deck is perfect for anytime of the day retreat, a place to enjoy the lush backyard, and for the love of gardening you'll be left with a perfectly placed green house. Additionally, on a colder early evening or just for fun under the stars there's a neatly positioned fire pit for you to enjoy. This home is strategically built close to major roadways, school, parks and playgrounds, shopping, public transportations, and other numerous amenities within walking distance. Come visit today, submit an offer and make this your home sweet home! SELLERS WILL CONSIDER ALL OFFERS.