



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

161 Taralea Circle NE
Calgary, Alberta

MLS # A2251363



\$599,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,444 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped		

Heating:	Standard	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Storage		

Inclusions:	NA
--------------------	----

Welcome to this beautifully kept 1,443.8 sq.ft. original-owner home in Taradale! With 5 bedrooms, 3.5 bathrooms, and a fully developed basement (with permits). This smoke-free, pet-free home has been lovingly cared for and is truly move-in ready. Outside you'll find a double detached garage, extra parking, and a paved back lane, plus the convenience of being just steps from schools, parks, and transit. A fantastic opportunity in a prime location!