



**GRASSROOTS**  
REALTY GROUP

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5113, 333 Taralake Way NE  
Calgary, Alberta

MLS # A2252797



**\$404,700**

Division:	Taradale		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,353 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped, Lawn, Low Maintenance Landscape, Street		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stone, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Stone Counters, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 466

**LLD:** -

**Zoning:** M-1 d52

**Utilities:** -

**Inclusions:** TV Wall-mount upstairs

**\*\*FALL FAMILY SPECIAL\*\***Cruising through this SOUGHT-AFTER NE Calgary neighbourhood, you pass the WELL-REGARDED Ted Harrison Middle School (Grades 5&ndash;9) and begin to take in the PEACEFUL, FAMILY-FOCUSED surroundings. A sense of POSSIBILITY rises as you approach the front door of this INVITING home&mdash;and the moment you step inside, you&rsquo;ll know you&rsquo;ve found THE ONE. The HEART of the home is a STUNNING chef&rsquo;s kitchen, complete with GLEAMING appliances, COLOURFUL stone countertops, and a SPACIOUS island where the kids can snack & share stories from their school day. Beyond the kitchen, a RELAXING living room opens to a LARGE back deck with a VIEW&mdash;the PERFECT place for summer BBQs and QUIET mornings. Upstairs, the PRIVATE master retreat offers the PEACE you&rsquo;ve been craving, while two GENEROUS bedrooms provide COMFORT & space for the kids. Downstairs, you&rsquo;ll find a BONUS family room&mdash;IDEAL for movie nights, game days, or even a QUIET reading nook. And don&rsquo;t forget the double attached garage&mdash;say goodbye to scraping windshields in winter! Whether you&rsquo;re moving up, moving in, or moving on, this home is a FRESH, BRIGHT OPPORTUNITY to start your next chapter. All of this can be yours for just \$21,985 down and \$2,212.74/month (O.A.C.). Don&rsquo;t wait&mdash;schedule your PRIVATE showing today & make this the season your family finds their FOREVER HOME!