



GRASSROOTS
REALTY GROUP

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

35 Taralea Place NE
Calgary, Alberta

MLS # A2266297



\$619,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,495 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Step into this renovated, detached front-garage home located in the heart of Taradale, NE Calgary — close to schools, parks, playgrounds, shopping, and all major amenities. Boasting over 1,495 sq. ft. of beautifully finished living space, this home offers 3 bedrooms, 3.5 bathrooms, and a fully developed basement — perfect for families of all sizes. As you enter, you’re welcomed by a spacious foyer that leads into a bright and inviting living room, filled with natural light from large windows. The modern kitchen is a chef’s delight, featuring stainless steel appliances, quartz countertops, a large pantry, and stylish cabinetry. The kitchen overlooks the open dining and living area — ideal for entertaining. A convenient mudroom/laundry area provides direct access to the attached garage. Upstairs, you’ll find a generous primary bedroom complete with a walk-in closet and a 4-piece ensuite. Two additional well-sized bedrooms and another 4-piece bathroom complete the upper level. The fully finished basement offers a spacious den and a large recreation room, perfect for family gatherings or a home office setup. A 4-piece bathroom adds extra functionality to this lower-level space. Enjoy outdoor living in the fully fenced backyard, complete with a deck — ideal for BBQs and relaxing in the warmer months. This beautifully updated home combines comfort, style, and convenience — truly move-in ready.