



GRASSROOTS
REALTY GROUP

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672 Taradale Drive NE
Calgary, Alberta

MLS # A2271055



\$648,999

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,634 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Separate Entrance, Skylight(s), Vaulted Ceiling(s)		

Inclusions: Electric Stove (basement), Hood Fan (Basement), Refrigerator (Basement), Washer/Dryer (Basement)

OPEN HOUSE... Saturday 22nd Nov 12 to 3pm. Welcome to this beautifully renovated 2-storey detached home in Taradale NE, offering modern upgrades and exceptional value. This stunning property features new appliances, new luxury vinyl flooring, and a bright, functional layout perfect for families. The upper level offers 3 spacious bedrooms and 2 full 4-pc bathrooms, including a large primary bedroom with a generous window overlooking the main street and a private 4-pc ensuite. The main floor boasts a warm and inviting feel with a family/dining area, a separate living room with a cozy fireplace, and a convenient 2-pc bathroom. The modern kitchen is a highlight, complete with granite counters, a large island, and stylish ceiling pot lights. A patio door leads to the expansive backyard, which includes an extra storage shed for added convenience. A double detached garage accessible from the back lane adds even more practicality. The basement features a separate side entrance leading to a 1-bedroom illegal suite, complete with a new kitchen with new appliances, and its own laundry pair, spacious dining area, and a comfortable living room—ideal for extended family or potential rental income. The exterior stucco is a premium and extra durable product. Two public schools nearby - Taradale School (K9) and Crossing Park School (K6). Dog Park is also in very close proximity. This is truly a must-see home, priced very reasonably for today's market. Book your showing today!