



**GRASSROOTS**  
REALTY GROUP

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**292 Taralake Terrace NE**  
**Calgary, Alberta**

**MLS # A2272316**



**\$664,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,051 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Smoking Home, Separate Entrance, Storage		

**Inclusions:** N/A

Welcome to 292 Taralake Terrace NE. A spacious and practical five bedroom, three and a half bath home with a legal walkout suite and a double garage. Set on a quiet street steps from green space and a school playground. The main level offers an open kitchen, dining and living area that works for busy family life. The kitchen includes an island, plenty of storage and a clear view to the living room. A half bath and laundry complete this level. Upstairs you will find three bedrooms, including a primary suite with walk in closet and private ensuite. A dedicated office or flex room is ideal for work or study. The bonus room adds valuable extra living space. The legal walkout basement is a major advantage. It includes two bedrooms, a full kitchen, a living area, a full bath and its own separate laundry. It is perfect for extended family or as income to help with the mortgage. The upper deck looks out over the yard and nearby green space. The property also includes a double garage and a storage shed. Taradale is known for its family atmosphere, schools, parks and access to transit, shopping and places of worship. This home offers space, comfort and built in income support in a convenient NE location. Book your showing today.