



**GRASSROOTS**  
REALTY GROUP

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**87 Taralea Gardens NE**  
**Calgary, Alberta**

**MLS # A2273185**



**\$479,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	819 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home, Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** n/a

Discover this beautifully maintained bi-level home, ideally situated within walking distance of countless amenities in the heart of Taradale, one of Calgary's most established and family-friendly communities. Nestled in a quiet and welcoming neighborhood, this spacious home combines comfort, versatility and charm throughout. The main floor greets you with a bright, open living room highlighted by vaulted ceilings, flowing effortlessly into a well-designed kitchen with ample cabinetry and a cozy dining area. This level also features a generous primary bedroom, a second well-sized bedroom, and a full 4-piece bathroom. The fully finished lower level expands your living space with a large bedroom, a second full bathroom, and an oversized family/rec room, perfect for movie nights, a play area, or a home office setup. Step outside to a fully fenced and private backyard, ideal for relaxing, entertaining, or enjoying warm summer evenings. With its fantastic location and exceptional potential, this home is a rare find in today's market. Don't miss out to book your private showing with your favourite REALTOR; today before it's gone!