



GRASSROOTS
REALTY GROUP

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83 Taralea Crescent NE
Calgary, Alberta

MLS # A2274559



\$640,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,651 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Basement Appliances :dishwasher, range, refrigerator, washer/dryer

Welcome to this spacious and well-maintained 2-storey home with a double attached garage, ideally situated in the heart of Taradale. Featuring a total of 2,229 sq. ft. of developed living space—4 bedrooms, 3.5 baths including a fully finished LEGAL basement suite—this property is an excellent opportunity for families or investors seeking comfort, versatility, and long-term value. Recent upgrades over the past few years include a newly built deck, fresh interior paint, a new hot water tank, updated laminate and vinyl flooring, and modern laundry appliances. The home's main level offers a bright open-concept layout with a welcoming foyer, generous living room, and a functional kitchen complete with quartz countertops and stainless steel appliances. The fully fenced backyard is perfect for BBQs, pets, and family gatherings, and the wide back lane provides ample parking convenience. Upstairs, you'll find a spacious bonus room along with three well-sized bedrooms, including a primary suite featuring a walk-in closet and a 5-piece ensuite bathroom. The separate entrance LEGAL basement suite adds incredible flexibility and value, featuring a full kitchen, large recreation/living area, one bedroom, and a 3-piece bathroom—ideal for extended family, guests, or mortgage-helper rental income. Additional upgrades include Class 4 impact-resistant roofing and hard-wired EV-charger readiness in the garage, adding safety and future-ready functionality. This prime location is just steps from Taradale School, Our Lady of Fatima School, parks, and walking paths. A conveniently placed sidewalk provides direct access to Taradale Drive and nearby bus stops, and you're within walking distance of the Genesis Centre and nearby shopping amenities. Whether you're looking for space, privacy, or excellent investment potential, this

Taradale gem checks all the boxes. Don't miss your chance—book your private showing today!