



**109 Taralea Green NE  
Calgary, Alberta**

**MLS # A2274637**



**\$697,700**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,834 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Landscaped, Lawn, No M		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

**FIRST TIME EVER ON THE MARKET!** Home is located on a quiet, PRIVATE street, this stunning 6-bedroom, 3.5-bath home offers the perfect blend of comfort, space, and unbeatable location. Backed directly onto beautiful GREEN SPACE, this property delivers true privacy with no neighbours behind—the ideal setting for peaceful mornings, family gatherings, and year-round views. Step inside to an open, airy floor plan highlighted by soaring high ceilings and expansive windows that flood the home with natural light. Every room feels bright, spacious, and inviting. The home features a fully finished basement with a separate entrance, offering incredible flexibility for extended family, guests, or rental potential. With 6 generous bedrooms, 3.5 well-appointed bathrooms, and a double attached garage, this home checks every box for large families, investors, or buyers needing room to grow. Located within 5 minutes of the Gurdwara, Saddletown Circle, the Genesis Centre, LRT, schools and parks, this is one of the most convenient and desirable pockets in NE Calgary. Homes like this—backing onto GREEN SPACE, impeccably maintained, and never before offered—rarely become available. Don't miss your chance to own a premium property in one of Calgary's most sought-after communities.