



GRASSROOTS
REALTY GROUP

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913 Taradale Drive NE
Calgary, Alberta

MLS # A2275196



\$619,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,502 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions:	N/A
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Welcome to this beautifully maintained detached laned home situated on a premium corner lot, fully fenced and offering exceptional functionality with a double detached garage, ample parking and convenient back lane access. Step inside to a freshly painted interior featuring stylish LVP flooring, modern zebra blinds throughout and an updated kitchen with ceiling-height cabinets, elegant waterfall quartz countertops, and stainless steel appliances, including an electric stove and dishwasher purchased in 2024. The home has seen extensive recent upgrades, including new roof, siding and windows completed in late 2024 for both the house and garage, along with updated kitchen cabinets, countertops, toilet vanities and a new water heater in 2023. Upstairs offers four generously sized bedrooms ideal for a growing family, while the fully developed basement provides excellent flexibility with a separate side entrance, one bedroom, full kitchen, living area, bathroom, and storage, perfect for extended family or potential rental opportunities. Conveniently located within walking distance to schools with a bus stop right in front of the home, this is a fantastic opportunity in a highly desirable location. Book your private tour today!