



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**104 Taralake Common NE**  
**Calgary, Alberta**

**MLS # A2278515**



**\$824,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,387 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		

**Inclusions:** N/A

Welcome to 104 Taralake Common NE, ideally located close to schools, public transportation, playgrounds, and shopping amenities. This elegant, fully finished home features a stucco exterior, separate side entrance, and some new appliances ( Refrigerator, dishwasher, all new appliances in basement /hot water tank, new roof. As you step inside, you'll be impressed by the open-concept layout, 9-foot ceilings, and abundance of natural light flowing through the large bay windows. The main level offers a spacious living room, family room, den with closet, and a 3-piece bathroom with standing shower, making it ideal for guests or multi-generational living. The gorgeous kitchen is equipped with high-raised cabinetry, granite countertops, and a generous pantry, perfect for everyday living and entertaining. Upstairs, you'll find four spacious bedrooms, including a luxurious primary suite featuring a 5-piece ensuite with jetted tub, standing shower, double sinks, and a walk-in closet. Two bedroom legal suite basement is a great mortgage helper. Additional highlights include an oversized double attached garage, four ceiling fans, and exceptional overall layout and functionality. Don't miss this incredible opportunity—this home is a must-see!