



**GRASSROOTS**  
REALTY GROUP

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

**154 Taralake Way NE**  
**Calgary, Alberta**

**MLS # A2279896**



**\$799,990**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,140 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to this beautifully renovated "STATE OF THE ART" two-storey home offering over 3,000 sq. ft. of total developed living space across three levels including a fully finished basement. Thoughtfully designed for comfort, functionality, and versatility, this home is perfect for growing or multi-generational families. The main level is ideal for entertaining, featuring a spacious front den and a welcoming living room complete with a cozy fireplace. The gourmet kitchen boasts stainless steel appliances, a walk-through pantry, raised breakfast bar, and ample cabinetry. The bright dining area opens onto a deck, leading to a large backyard with a concrete patio, perfect for summer gatherings. The upper level offers 3 bedrooms plus a large bonus room, currently used as bedroom, an open and bright family area, 2 full bathrooms, and a convenient laundry room. The primary retreat includes a luxurious 5-piece ensuite with dual sinks and a walk-in closet. The fully finished basement (illegal suite) with a separate entrance provides excellent flexibility, featuring 2 bedrooms, a full bathroom, kitchen overlooking the family room, separate laundry, and additional storage. Ideally located within walking distance to schools and close to shopping, transit, and amenities at Saddle Towne Circle. Book your viewing today! Come on in and experience yourself, "WARM WELCOME"!!!