



GRASSROOTS
REALTY GROUP

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319 Taralake Way NE
Calgary, Alberta

MLS # A2285400



\$445,000

Division:	Taradale		
Type:	Residential/Five Plus		
Style:	2 and Half Storey		
Size:	1,290 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Garden, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 401
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1 d52
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan		

Inclusions: None

Welcome to 319 Taralake Way NE, a beautifully maintained and thoughtfully designed home nestled in the vibrant and family-friendly community of Taradale. This property offers the perfect combination of functional living space, everyday comfort, and unbeatable convenience — making it an ideal choice for growing families, first-time buyers, and savvy investors alike. From the moment you arrive, you are welcomed by charming curb appeal and a warm, inviting exterior that immediately feels like home. Situated on a quiet street with easy access to parks, schools, shopping, and major roadways, this residence provides both tranquility and accessibility — a rare and valuable combination in today's market. Step inside and you're greeted by a bright and spacious main level that has been thoughtfully laid out for both functionality and comfort. Large windows allow natural light to pour in, creating an airy and welcoming atmosphere throughout the home. The living room offers generous space for relaxing evenings with family or entertaining guests. Whether you're hosting friends or enjoying a quiet movie night, this area provides flexibility and comfort. Flowing seamlessly from the living area is the dining space, perfectly positioned for family dinners, celebrations, or casual breakfasts. The open-concept feel allows conversations to carry easily between spaces, making it ideal for modern living. The kitchen is both practical and inviting, featuring ample cabinetry, generous counter space, and an efficient layout that makes meal preparation effortless. There is plenty of room for storage, ensuring everything has its place. Whether you love cooking elaborate meals or quick weekday dinners, this kitchen supports your lifestyle. Upstairs, you'll find well-proportioned bedrooms designed with comfort in mind. The primary

bedroom offers a peaceful retreat after a long day, complete with generous closet space and room for additional furnishings. It's a space where you can truly unwind. Additional bedrooms provide flexibility for children, guests, or even a home office. Natural light continues to fill the upper level, creating a bright and uplifting environment throughout. The full bathroom is conveniently located and thoughtfully designed to serve the needs of the household efficiently. The backyard provides an excellent space for outdoor enjoyment. Whether you envision summer barbecues, children playing, gardening, or simply relaxing in the fresh air, this yard offers the opportunity to create your own private retreat. The property layout allows for practical outdoor use while remaining manageable and easy to maintain. Owning 319 Taralake Way NE isn't just about purchasing a property — it's about stepping into a lifestyle of convenience, comfort, and community. Picture morning coffee in a sunlit kitchen. Afternoons at nearby parks. Evenings gathered in a warm and inviting living room. Weekends exploring nearby shopping and recreation. This home supports your everyday life!