



**14 Taralea Bay NE
Calgary, Alberta**

MLS # A2286695



\$510,000

Division:	Taradale	
Type:	Residential/Duplex	
Style:	2 Storey, Attached-Side by Side	
Size:	1,557 sq.ft.	Age: 2004 (22 yrs old)
Beds:	3	Baths: 2 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached	
Lot Size:	0.07 Acre	
Lot Feat:	Back Yard, Cul-De-Sac, Rectangular Lot	

Heating:	Central, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s)		
Inclusions:	N/A		

Beautifully maintained home featuring An **OVERSIZED** single-car GARAGE, spacious DECK, and fully FENCED BACKYARD, and ideally located close to SCHOOLS, PARKS, AND PLAYGROUNDS—PERFECT FOR FAMILIES! Inside, enjoy bright and welcoming spaces with a SKYLIGHT WINDOW, cozy FIREPLACE, NEW FLOORING and CARPET, fresh paint, upgraded insulation, new vents, and brand-NEW KITCHEN APPLIANCES. Major exterior updates include a NEW ROOF, siding, and eavestroughs (2020), plus chimney and siding repairs (2025). Move-in ready with modern updates and an excellent location!