



GRASSROOTS
REALTY GROUP

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422 Taralake Way NE
Calgary, Alberta

MLS # A2291413



\$784,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,360 sq.ft.	Age:	2008 (18 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Double Vanity, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: MAIN: DISHWASHER, STOVE, REFRIGERATOR, WASHER, DRYER | BASEMENT: STOVE, REFRIGERATOR, WASHER, DRYER

JUDICIAL SALE | LEGAL BASEMENT SUITE | 6 BEDROOMS | 4.5 BATHROOMS | SOUTH BACKYARD | DUAL MASTER BEDROOMS | BONUS ROOM Welcome to this beautifully maintained in Taradale, offering legal basement suite—perfect for large families or investors seeking strong rental potential. The main floor features a bright and functional layout with separate living and family rooms, formal dining area, breakfast nook, and a well-appointed kitchen with ceiling-height cabinetry, granite countertops, updated appliances, island, and walk-in pantry. The family room includes a custom built-in TV unit, while the breakfast nook leads to the deck and landscaped south-facing backyard. A paved back alley and no direct rear neighbors provide added privacy and extra parking convenience. Upstairs offers 4 spacious bedrooms, 3 full bathrooms, and a bonus room. The oversized primary bedroom features double-door entry, private balcony, walk-in closet, and an upgraded 5-piece ensuite with double vanity and quartz countertops. The second bedroom includes its own 3-piece ensuite, creating a rare dual master layout. The legal basement suite includes 2 bedrooms, full bathroom, living area, separate laundry, and two separate furnaces—ideal for extended family or rental income. Located close to schools, parks, shopping, transit, bus routes, and LRT, this move-in ready home offers space, flexibility, and excellent investment potential. Book your showing today!