



**14 Taralea Bay NE**  
**Calgary, Alberta**

**MLS # A2296810**



**\$525,000**

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