



**6248 Taralea Park NE**  
**Calgary, Alberta**

**MLS # A2171088**

**\$729,900**



|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Taradale   |               |                   |
| <b>Type:</b>     | Residential/House                                    |               |                   |
| <b>Style:</b>    | 4 Level Split  |               |                   |
| <b>Size:</b>     | 1,230 sq.ft.   | <b>Age:</b>   | 2003 (21 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 4                 |
| <b>Garage:</b>   | Double Garage Attached, Driveway                     |               |                   |
| <b>Lot Size:</b> | 0.10 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Irregular Lot, Landscaped, On Golf Course |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Suite, Walk-Up To Grade          | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame                                       | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows |                   |     |

**Inclusions:** Garden Shed

This Fully Renovated 4-level split house with a Double attached Heated garage has 220 Volt Power, comes with a Total of 5 Bedrooms, 4 Full Bathrooms, and A Legal basement suite with a separate side entrance. The House has Stucco with upgraded foam panel, new Roof and Gutters, New interior paint, and new Laminate floor on the main and 2nd Levels. The Main floor has a Living room with a bay window and The kitchen with an eating area has a Granite Counter. The 2 Level has 4 pcs Ensuite Master Bedroom, 2 Extra good size Bedrooms and one common 4 pcs Bathroom. The Basement is a Legal suite with a separate Entrance a Living room, a Kitchen, a Combined 4 pcs bathroom and a common Laundry. The 4th Level has a 4 pcs Ensuite bedroom. The House is within walking distance of the Transit service, school and playground. Easy access to highways and Shopping malls. Don't miss this house Be the first one to view this house.