



**105 Taralea Green NE  
Calgary, Alberta**

**MLS # A2184298**



**\$769,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,022 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** None

A magnificent two-storey front double garage home is for sale and backs up to a green space. The current owners have kept the house in pristine condition since they purchased it. The main floor has a living room that is distinct from the open kitchen and family area. The kitchen was recently upgraded with quartz countertops, stainless steel appliances, white cabinets, and vinyl plank flooring. The second level includes four bedrooms, the master having an en-suite, and another full bathroom. The flooring upstairs is with carpet. All hail damage repairs were recently completed. The basement is illegal; the sellers were unaware of any permits and purchased it as-is. However, tenants occupy an entirely distinct unit. The current renters expect to stay. The community features include but not limited to Park, Playground, Shopping nearby, Leisure Centre, YMCA, Banks, elementary, junior and high school.