



GRASSROOTS
REALTY GROUP

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675 Taradale Drive NE
Calgary, Alberta

MLS # A2202984



\$619,786

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,491 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: N/A

This beautifully upgraded two-story home offers modern comforts and a prime location. Every detail has been carefully designed and features luxury vinyl plank flooring, new carpet in all bedrooms, and quartz countertops in the kitchen and washrooms. The home boasts new baseboards, fresh tiles in the washrooms, and a cozy gas fireplace, perfect for chilly nights. The master bedroom provides a stunning mountain view, a bay window, a four-piece ensuite, and a walk-in closet. A separate side entrance leads to the fully finished basement suite (Illegal), offering additional living space or rental potential. With new siding, roofing, and gutters, this east-west-facing home is move-in ready. Enjoy central heating and air conditioning, a double attached garage, proximity to schools, a bus stop, and various amenities—making it an ideal and convenient starter home.