



GRASSROOTS
REALTY GROUP

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291 Taralake Terrace NE
Calgary, Alberta

MLS # A2203492



\$535,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,271 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Alley Access, Asphalt, Parking Pad, Paved, Side By Side		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Cleared, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Recessed Lighting, Vinyl Windows		

Inclusions: none

Charming Home with Impressive Curb Appeal in a Prime Taradale Location! ** Open House Saturday April 19th 2:30-4:30 ** This delightful home welcomes you with a lovely covered front patio, perfect for relaxing and enjoying the west-facing sun. Upon entering, you'll find a spacious, open-concept living area with laminate flooring at the entry and kitchen and plush carpet in the living room, ideal for entertaining. The bright and beautiful kitchen features light brown shaker cabinets, stone-look laminate countertops, an island, and a matching tile backsplash, creating a warm and inviting atmosphere. At the back of the home, a well-appointed half bathroom adds convenience, while the adjacent back deck overlooks the fully fenced yard, complete with a firepit—perfect for outdoor gatherings or savoring a peaceful morning coffee in the east-facing sun. Upstairs, you'll find three well-sized bedrooms, including the primary suite, which boasts a generous walk-in closet and a Jack-and-Jill ensuite that connects to the full bathroom. The additional two bedrooms complete the upper level. The basement is partly finished, offering a large guest room or theater room, with a spacious laundry area and plumbing in place for an additional bathroom. The backyard also features a convenient parking pad, with ample space for anyone looking to add a garage and can easily fit 3 vehicles! With nearby parks, shopping, schools, and playgrounds, this home is ideal for families and anyone seeking easy access to amenities. Don’t miss the opportunity—book your showing today!