



GRASSROOTS
REALTY GROUP

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444 taradale Drive NE
Calgary, Alberta

MLS # A2204411



\$565,000

Division:	Taradale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	964 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Rectangular Lot		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Concrete, Vinyl Siding

Foundation: Poured Concrete

Features: High Ceilings, No Animal Home, No Smoking Home, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: none

This fully finished 4-level split home in the heart of Taradale offers a fantastic opportunity to own a spacious property in a great location. It's within walking distance to schools and directly across from a pond and playground. The upper level features a Master Bedroom with a 4-piece en-suite bathroom and a walk-in closet, along with a second good-sized bedroom. The main floor boasts soaring vaulted ceilings, a large window overlooking the front yard, and a bright, expansive living room perfect for entertaining. The open-concept kitchen offers ample counter space, a corner pantry, a breakfast bar with dual sinks, and is open to both the dining and living rooms. Sliding doors from the dining room lead to a large, private backyard with a kids' playcenter, including swings and a slide, as well as a fenced-in dog run. The oversized double garage provides extra storage and plenty of space for working on vehicles. The third level includes a family room, a third bedroom, and a full 4-piece bathroom, while the fourth level offers a laundry room, an additional bedroom or office space, a cold storage room with an included freezer, and the attachments for the built-in VacuFlo system. Additional upgrades include a new roof with 50-year shingles, a new dishwasher, a high-efficiency furnace, and dual hot water tanks, with the main one being brand new. This home combines comfort, convenience, and plenty of space, making it an excellent choice for families.