



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

308 Taradale Drive NE
Calgary, Alberta

MLS # A2204460



\$515,000

Division:	Taradale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,236 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Off Street, Outside, RV Access/Parking		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard		

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Slate
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), High Ceilings, Separate Entrance, Track Lighting

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: Shed- unless removed due to RPR

INVESTMENT OPPORTUNITY Imagine an 'oasis' in the heart of Taradale! Lush trees and shrubs in the front yard create a restful space and a covered patio in your private back yard with low maintenance landscaping provide a wonderful place to relax. This uniquely designed four bedroom, two full bath, four level split is perfect for your family or an income potential to rent out the two-bedroom illegal suite in the basement. Designed by the owner, the home is functional and comfortable with laminate and slate flooring throughout. There is a large, open kitchen area to enjoy your company while they visit in the living room. Vaulted ceilings on the main level create even more space and a warm atmosphere. Several archways throughout the house display the attention to detail of the beautiful design of the home. The home has a separate laundry for the illegal suited basement. There is a newer roof, water heater and a new 2024 furnace! Listing agent is the executor of the estate. Book a showing today!