



GRASSROOTS
REALTY GROUP

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10 Taralea Place NE
Calgary, Alberta

MLS # A2206141



\$660,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,370 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: n/a

Located in one of Calgary's most desirable communities Taradale, this spacious 4-bedroom, 3.5-bathroom home offers a fantastic blend of family living and investment potential. The main floor and upper levels feature 3 bedrooms, including a master suite with an En-suite bath, along with 1.5 additional bathrooms, a bright family room, and a fully-equipped kitchen. The fully developed basement includes a 1-bedroom, 1-bathroom illegal suite with a separate entrance, offering rental income potential or space for extended family. The home sits on a large lot with a well-maintained backyard and a paved alleyway, providing easy access. Conveniently located near schools, parks, shopping, transit and Genesis center. This home offers both comfort and convenience. Schedule your private showing today!