

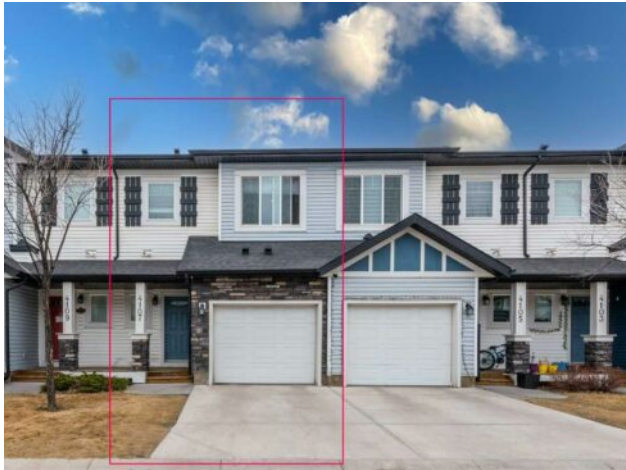


GRASSROOTS
REALTY GROUP

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4107, 333 Taralake Way NE
Calgary, Alberta

MLS # A2209359



\$429,000

Division:	Taradale		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,221 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Drive Through, Front Drive, Garage Door Opener, Paved, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	High Efficiency, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Pantry

Water:	-
Sewer:	-
Condo Fee:	\$ 450
LLD:	-
Zoning:	M-1
Utilities:	-

Inclusions: NONE

3-bed, 2.5-bath, 2 storey townhome boasting 1203SqFt, an open concept floor plan, stainless steel appliances, large windows and a front attached garage! Open the front door to a tiled foyer with a 2pc bathroom, closet storage and doors leading to the garage and basement. The main level has an open concept floor plan through the kitchen, dining and living room framed with large windows allowing natural light to flood in. The kitchen is complete with stainless steel appliances, 5-burner gas stove, dual basin sink, granite countertops, ample cabinetry and a breakfast bar with seating. Open the sliding glass door off the dining room to a spacious deck with a wooden privacy divider delivering additional privacy. The carpet staircase to the 2nd level leads to 3 large bedrooms and 2 full bathrooms. The primary bedroom is partnered with a pocket door to the walk-through 4pc bathroom to a walk-in closet. The two remaining bedrooms, each with closet space share a 4pc bathroom with a tub/shower combo and storage under the sink. The upper level is complete with a side-by-side front loading washer/dryer set with built-in wire shelving above. Downstairs is an unspoiled basement; let your creativity take the lead and design a space you've always dreamed of. Outside is a deck that leads to green space for kids to play. Park in the front oversized single attached garage and driveway! Located a 2 minute drive or a 7 minute walk to the Ted Harrison school; this is home is located in a family friendly neighbourhood. Close to all amenities; C-Train, public transit, coffee shops and grocery