



**75 Taralea Crescent NE
Calgary, Alberta**

MLS # A2211071



\$719,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,800 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas, Propane	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: Mirrors in Dinning Area

This 3+1 bed / 3.5 bath home with over 2350 sqf living space with a LARGE BONUS ROOM has been immaculately well maintained by the owner with a back ally, RV PARKING and huge backyard. Entering the front doors will make you feel like you are home. The living space is large and spacious with a beautiful stone tiled gas fireplace as the focal point. Following the hardwood floors throughout the main floor is the dining room, kitchen (with tons of counter space, cupboards for storage and large pantry) and 1/2 bath. Off the kitchen is the door to the south facing backyard which includes a ground level patio and space for RV parking, while still keeping a decent size backyard. Heading upstairs is the massive bonus room with large windows and vaulted ceilings. Continuing down the hallway to the primary room, with a 4 piece En-suite and walk in closet, along with 2 large spare bedrooms and another full bath. Downstairs is another living space / entertainment room, the 4th bedroom, another full bathroom, laundry and tons of extra storage easy to make a separate entrance for basement for future upgrades. Ideally facing a quiet street & just minutes away from Genesis Center, schools, shopping centers, bus stops, Saddletown LRT, parks, and restaurants. You truly couldn't ask for a better location or home! Welcome to Taralea Cres.