

**244 Taralake Terrace NE
Calgary, Alberta****MLS # A2250473****\$619,900**

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,601 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Front Yard, Lawn, Level, No Neighbours Behind, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Beautiful 2-storey home in family friendly Taradale featuring 3 bedrooms, 2.5 baths, and a bright, functional layout. Upstairs offers a large bonus room plus a balcony to enjoy fresh air and sunshine. The primary suite includes a walk-in closet and 4-pc ensuite with a relaxing soaker tub. The undeveloped basement is a blank canvas – finish it your way or create a rental addition for added income. Great sized yard with space to grow. Conveniently located near schools, parks, shopping, transit, Saddletowne LRT, and easy access to Stoney & Metis Trail. Perfect for home buyers and investors alike. View TODAY!