

## 28 Taralea Gardens NE Calgary, Alberta

MLS # A2258517



# \$500,000

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,369 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, Vinyl Windows		

**Inclusions:** N/A

**\*\* OPEN HOUSE SATURDAY SEPT 20, 12PM-2PM \*\*** Nestled in the vibrant community of Taradale, this home offers the perfect blend of convenience and comfort. Just minutes from Saddletowne Circle, you'll have quick access to everyday essentials including grocery stores, restaurants, banks, and shops. Commuters will love being only a short ride from the Saddletowne CTrain station, connecting you seamlessly to downtown and beyond. Families are steps away from excellent schools such as Nelson Mandela High, along with nearby elementary and middle schools, making this location a dream for busy households. For recreation and wellness, the Saddletowne YMCA and Genesis Centre, both within walking distance, provide endless options for fitness, sports, and community events. Inside, the living room fills with natural light and flows into the well appointed kitchen with ample cabinetry and a convenient pantry. The dining room, just off the kitchen, is the perfect spot for family gatherings and shared meals. Upstairs, boasts three spacious bedrooms and a full bath, while the fully developed basement adds an additional living space, a fourth bedroom, another full bathroom, and laundry. The oversized insulated double garage provides excellent parking and storage.