



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

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**292 Taralake Terrace NE  
 Calgary, Alberta**

**MLS # A2286007**



**\$664,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,051 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Smoking Home, Separate Entrance, Storage		
<b>Inclusions:</b>	N/A		

Welcome to this stunning 5 bedroom, 3.5 bath family home, newly refreshed with a professional coat of paint for a bright and modern feel. Perfectly situated on a quiet street, this property offers the rare luxury of backing directly onto serene green space, ensuring extra privacy and beautiful views from your own backyard. The main floor features an inviting open concept layout where the kitchen and living areas flow seamlessly ideal for both busy mornings and evening entertaining. Upstairs, you’ll find three spacious bedrooms, including a primary retreat with a private ensuite, plus a dedicated home office and a large bonus room for movie nights or play. The standout feature is the legal walkout basement suite. With two bedrooms, a full kitchen, a living area, and its own separate laundry, it serves as a fantastic mortgage helper or a private space for extended family. Complete with an upper deck overlooking the park like setting and a double garage, this Taradale home combines comfort, location, and income potential. Book your showing today!