

88 Taralea Gardens NE
Calgary, Alberta

MLS # A2219931



\$669,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,498 sq.ft.	Age:	2003 (22 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Insulated, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Vinyl Windows		

Inclusions: N/A

6 Bedrooms and 3 Bedroom Illegal Basement Suite! PERFECT LOCATION! First time home buyer/investor alert! Live up and rent down. Welcome to this Beautiful home with 6 bedrooms, 3.5 Bathrooms in the heart of super popular Taradale community. Main floor is blessed with huge living and Family room features gas fireplace. Large sun filled windows, open concept, spacious Maple kitchen cabinets newer appliances with large island plus formal dinning. The upper floor features a master bedroom complete with a luxurious 3-piece ensuite and a large walk-in closet. In addition, there are two generously sized bedrooms that share a well-appointed 4-piece main bathroom. You simply can not miss the beauty of Finished basement. Fully finished Illegal Basement Suite with full washroom and 3 bedrooms plus separate entrance and Separate laundry , Vinyl and carpet flooring are absolutely a bonus. There is also an oversized, insulated double garage. Almost forgot to mention that property is minutes walk from Calgary Transit. Close to all amenities, shopping, schools, major road connections. Great starter home or revenue property. Don't miss out!. For a private tour, Call your favorite Realtor before its gone.