

86 Taralake Way NE  
Calgary, Alberta

MLS # A2230497



**\$599,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,472 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<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	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

<b>Inclusions:</b>	N/A
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Proudly presenting this well-maintained, open concept home located in the desirable and well developed community of Taradale NE! This charming property features a spacious main floor layout with a bright living area and a convenient half bathroom. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, perfect for families. The fully developed basement offers additional living space, including a bedroom, a full bathroom and a large open area - ideal for guests, recreation. A separate side entrance adds flexibility. Step outside to your private backyard complete with an enclosed back deck, perfect for evening relaxation or entertaining guests. A double detached garage provides secure and comfortable parking all year round. Recent updates add even more value: New roof and siding replaced in 2024, newer doors, painted decks and hot water tank! Don't miss this opportunity to own a move in ready home in a vibrant, family-friendly neighbourhood close to schools, parks, shopping and public transport!