

**143 Taralea Gardens NE  
Calgary, Alberta**

**MLS # A2259590**



**\$569,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,373 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Residential - Low density
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Refrigerator, Electric Stove, Range Hood

Welcome to this well-maintained 4-bedroom, 2.5-bathroom suited home, ideally located on a quiet street with excellent access to schools, shopping, parks, and within walking distance to the CTrain, bus stops, Genesis Centre, and more. The main floor features an open-concept design with gleaming hardwood floors throughout the living area. The bright and functional kitchen is complete with tile flooring, a pantry, and large windows that fill the space with natural light. Upstairs offers three spacious bedrooms with hardwood flooring, a full bathroom, and a versatile office/bonus area. The fully developed (illegal) basement suite with a separate side entrance provides additional living space, including a large recreation room, bedroom, and full bathroom. The suite is currently rented, giving buyers the option to continue with the existing tenancy. Enjoy warm summer days on the oversized deck with a barbecue shed, while appreciating the beautifully landscaped, fully fenced pie-shaped lot. Completing this property is an oversized double detached garage.