

14 Taralea Bay NE
Calgary, Alberta

MLS # A2286695



\$510,000

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|------------------|---|-------------------------------|
| Division: | Taradale | |
| Type: | Residential/Duplex | |
| Style: | 2 Storey, Attached-Side by Side | |
| Size: | 1,557 sq.ft. | Age: 2004 (22 yrs old) |
| Beds: | 3 | Baths: 2 full / 1 half |
| Garage: | Concrete Driveway, Single Garage Attached | |
| Lot Size: | 0.07 Acre | |
| Lot Feat: | Back Yard, Cul-De-Sac, Rectangular Lot | |

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|--------------------|---|-------------------|-----|
| Heating: | Central, Fireplace(s), Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s) | | |

Inclusions: N/A

Beautifully maintained home featuring An **OVERSIZED** single-car GARAGE, spacious DECK, and fully **FENCED BACKYARD**, and ideally located close to SCHOOLS, PARKS, AND PLAYGROUNDS—PERFECT FOR FAMILIES! Inside, enjoy bright and welcoming spaces with a **SKYLIGHT WINDOW**, cozy FIREPLACE, NEW FLOORING and CARPET, fresh paint, upgraded insulation, new vents, and brand-NEW KITCHEN APPLIANCES. Major exterior updates include a NEW ROOF, siding, and eavestroughs (2020), plus chimney and siding repairs (2025). Move-in ready with modern updates and an excellent location!