

**18 Taralea Bay NE**  
**Calgary, Alberta**

**MLS # A2200695**



**\$569,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Up/Down		
<b>Size:</b>	1,584 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Front Drive, Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot, Street Light		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, Quartz Counters, Skylight(s), Walk-In Closet(s)		

**Inclusions:** n/a

Excellent 1584 square feet open floor plan Home located in the heart of Taradale on a quite cul-de-sac. Main floor - Big Living room with Skylight, corner Fireplace, patio doors to the huge Deck, Lots of windows thru out, Dining room and open kitchen with brand new quartz counters, walk thru pantry, laundry room and access to the garage, 1/2 Bathroom in the hallway, and closets both at the entrance and by the garage. Upper floor- main 4 pc Bathroom, 3 good size Bedrooms, with master full Ensuite and walk-in closet. Basement - open floor with rough in bathroom and ready for the desired finishing. Other - New Furnace was replaced, newer Hot water tank, Hail damage work completed with New shingles on the Roof, oversize single Garage is 20.7 x 15.1 with full double front driveway, big back yard, the home is across the school playground and transit.