

30 Taralea Manor NE
Calgary, Alberta

MLS # A2212186



\$519,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,288 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Concrete Driveway, Front Drive, Off Street, On Street, Parking		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Pie Shaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, French Door, Kitchen Island, Open Floorplan, Pantry, Storage		

Inclusions: n/a

Welcome to Taralea Manor and this beautifully maintained two-storey home, proudly owned by just one family! Featuring 3 spacious bedrooms, including a generous primary retreat complete with a 3-piece ensuite, this home is designed with family living in mind. The two additional bedrooms are large and share a well-appointed 4-piece main bath. The bright, open-concept main floor offers a spacious and inviting living space. The kitchen is a cook's dream with an abundance of cabinets, a pantry, island and a large dining area. Large windows fill the space with natural light, and French doors lead to a massive deck overlooking the expansive pie-shaped backyard—perfect for entertaining, gardening, or just enjoying the outdoors. The finished basement adds even more living space, with a large rec room, laundry room and storage. Two bright windows offer potential for adding a bedroom, and rough-in plumbing is already in place for a bathroom—making future development a breeze (with city approvals and permits). Extras include RV parking, off-street parking for multiple vehicles, and ample room for a garage. Located on a beautiful street and close to schools, shopping, recreation centre, this home offers the perfect balance of space, convenience, and comfort. Don't miss this rare opportunity—homes like this don't come around often!