



88 Taralea Gardens Calgary Alberta

\$649,900

****3 Bedroom Illegal Suite** PERFECT LOCATION!** First time home buyer/investor alert! Live up and rent down. Welcome to this Beautiful home with 6 bedrooms, 3.5 Bathrooms in the heart of super popular Taradale Community. Main floor is blessed with huge living and Family room features gas fireplace. Large sun filled windows, open concept, spacious Maple kitchen cabinets newer appliances with large island plus formal dining. The upper floor features a master bedroom complete with a luxurious 3-piece ensuite and a large walk-in closet. In addition, there are two generously sized bedrooms that share a well-appointed 4-piece main bathroom. You simply can not miss the beauty of Finished basement. Fully finished Illegal Basement Suite with full washroom and 3 bedrooms plus separate entrance and Separate laundry , Vinyl and carpet flooring are absolutely a bonus. There is also an oversized, insulated double garage. Almost forgot to mention that property is minutes walk from Calgary Transit. Close to all amenities, shopping, schools, major road connections. Great starter home or revenue property. Don't miss out!. For a private tour, Call your favorite Realtor before its gone. (id:6769)

- | | |
|--|---------------------------------|
| Bedroom 9.83 Ft x 10.58 Ft | Living room 10.92 Ft x 11.00 Ft |
| 4pc Bathroom 7.67 Ft x 4.92 Ft | 2pc Bathroom 5.67 Ft x 8.00 Ft |
| Kitchen 8.00 Ft x 8.50 Ft | Other 12.92 Ft x 8.58 Ft |
| Recreational, Games room 12.17 Ft x 10.75 Ft | Other 12.33 Ft x 10.58 Ft |
| Laundry room 2.83 Ft x 4.92 Ft | Family room 12.00 Ft x 15.50 Ft |
| Furnace 5.17 Ft x 5.83 Ft | Other 4.00 Ft x 9.67 Ft |
| Bedroom 8.67 Ft x 12.42 Ft | 4pc Bathroom 5.00 Ft x 8.00 Ft |
| Bedroom 8.67 Ft x 7.75 Ft | Bedroom 10.92 Ft x 9.17 Ft |
| Other 4.92 Ft x 10.17 Ft | Bedroom 8.67 Ft x 12.33 Ft |
| Other 6.83 Ft x 3.33 Ft | |

Listing Presented By:



Originally Listed by:
MaxWell Central

<http://www.amiuppal.ca/>

RE/MAX[®]

**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net