



## 345 Taradale Drive Calgary Alberta

\$554,900

We're always looking for the BEST VALUE in the community we choose to live. This 2 story home located in the fabulous family friendly community of Taradale is the one! BRIGHT open plan with AIR CONDITIONING offering ample space for a growing family with 1968 total sqft of living. 4 Bedrooms, 3-1/2 baths PLUS an illegal suite for that extra income stream. Through the front foyer you'll enter the living room with hardwood floors & extra large Windows. The modern kitchen with island is a true highlight with SS appliances, a PANTRY & all open to a spacious family room. This entire area is flooded with natural light through LARGE SOUTH Facing windows. The Main floor Laundry/mud room & 1/2 bath are conveniently located for easy access & functionality directly in from the back door. Up the stairs you'll find a master bedroom with 4 piece ensuite & walk-in closet. 2 additional bedrooms & a Jack & Jill 4 piece bath complete this level. The lower level illegal suite with SEPARATE ENTRANCE has 1 bedroom, rec room, 4 piece bath & laundry. The entire home as been PROFESSIONALLY CLEANED TOP TO BOTTOM including carpets. MOVE IN READY! Enjoy sunny days & outdoor relaxing in your private SOUTH FACING BACK PRIVATE YARD. Over sized Dbl Detached garage & shed offer abundant storage. Recent upgrades include A/C, Window Coverings, light fixtures & roof over the side entrance. Prior to these owners purchasing in 2021, NEW shingles, siding & gutters were replaced after hail damage. Close to many parks, playgrounds, schools & numerous amenities, along a bus route & minutes to the Saddletowne Train Station. Perfect for those seeking a blend of style, space & convenience & GREAT VALUE in a vibrant welcoming community. (id:6769)

Primary Bedroom 14.33 M x 12.92 M

4pc Bathroom 7.42 M x 5.00 M

Bedroom 9.58 M x 9.33 M

Bedroom 11.00 M x 9.00 M

4pc Bathroom 9.58 M x 7.33 M

Bedroom 13.58 M x 11.83 M

3pc Bathroom 7.75 M x 5.58 M

Recreational, Games room 12.58 M x 12.83 M

Kitchen 13.50 M x 13.33 M

Living room 14.08 M x 13.00 M

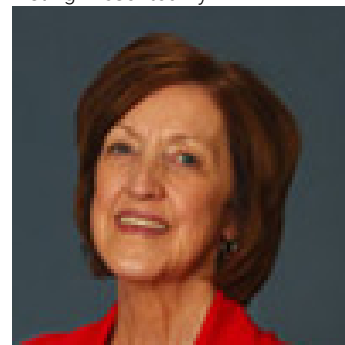
Family room 13.17 M x 11.17 M

Laundry room 5.33 M x 7.17 M

2pc Bathroom 7.50 M x 2.58 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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