



# 37 Taralea Circle Calgary Alberta

\$749,888

4 BEDROOM | 3.5 BATH | DOUBLE GARAGE | RENOVATED | CENTRAL AC | RV PARKING | Spacious 1810 Sq. Ft. Home with RV Parking & Illegal Basement Suite in Taradale This well-maintained 1810 sq. ft. home offers a thoughtful layout, plenty of living space, and a large lot in the desirable Taradale community. Main Floor: Step into a welcoming open foyer leading to a bright and airy living room, dining area, and kitchen. The main floor also features a convenient laundry room and a half bathroom. Upper Level: The upper level boasts three spacious bedrooms, including a primary bedroom with a private ensuite. A second full bathroom serves the other two bedrooms. The bonus room offers additional space for family gatherings or a home office. Basement (Illegal Suite): The basement includes a fully finished illegal suite with one bedroom, den, storage room, and kitchen, offering extra rental potential. Separate Entry. Lot & Parking: This home sits on a generous 5188 sq. ft. lot with rear access from the back alley. The property features a concrete pad for RV parking and ample outdoor space. Location Highlights: Enjoy the convenience of being within walking distance of bus stops, schools, restaurants, daycare centers, and shopping plazas. This is an ideal property for families or investors seeking a home with great potential in a prime location. Don't miss out on this incredible opportunity! For more details or to book a viewing, contact us today. (id:6769)

Primary Bedroom 13.83 Ft x 14.67 Ft  
 Family room 15.00 Ft x 13.83 Ft  
 Bonus Room 12.83 Ft x 11.75 Ft  
 Bedroom 10.75 Ft x 10.75 Ft  
 4pc Bathroom 8.75 Ft x 7.67 Ft  
 4pc Bathroom 8.25 Ft x 4.92 Ft  
 Bedroom 12.83 Ft x 11.75 Ft  
 Bedroom 10.92 Ft x 9.25 Ft

Den 10.83 Ft x 7.92 Ft  
 Kitchen 10.58 Ft x 13.92 Ft  
 3pc Bathroom 10.42 Ft x 6.50 Ft  
 2pc Bathroom 4.25 Ft x 6.83 Ft  
 Dining room 12.00 Ft x 6.08 Ft  
 Kitchen 9.42 Ft x 16.17 Ft  
 Laundry room 7.25 Ft x 11.83 Ft  
 Living room 15.42 Ft x 14.00 Ft

Listing Presented By:



Originally Listed by:  
Real Broker



**Real Estate Professionals Inc.**

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