



## 83 Taralea Crescent Calgary Alberta

\$640,000

Welcome to this spacious and well-maintained 2-storey home with a double attached garage, ideally situated in the heart of Taradale. Featuring a total of 2,229 sq. ft. of developed living space--4 bedrooms, 3.5 baths including a fully finished LEGAL basement suite--this property is an excellent opportunity for families or investors seeking comfort, versatility, and long-term value. Recent upgrades over the past few years include a newly built deck, fresh interior paint, a new hot water tank, updated laminate and vinyl flooring, and modern laundry appliances. The home's main level offers a bright open-concept layout with a welcoming foyer, generous living room, and a functional kitchen complete with quartz countertops and stainless steel appliances. The fully fenced backyard is perfect for BBQs, pets, and family gatherings, and the wide back lane provides ample parking convenience. Upstairs, you'll find a spacious bonus room along with three well-sized bedrooms, including a primary suite featuring a walk-in closet and a 5-piece ensuite bathroom. The separate entrance LEGAL basement suite adds incredible flexibility and value, featuring a full kitchen, large recreation/living area, one bedroom, and a 3-piece bathroom--ideal for extended family, guests, or mortgage-helper rental income. Additional upgrades include Class 4 impact-resistant roofing and hard-wired EV-charger readiness in the garage, adding safety and future-ready functionality. This prime location is just steps from Taradale School, Our Lady of Fatima School, parks, and walking paths. A conveniently placed sidewalk provides direct access to Taradale Drive and nearby bus stops, and you're within walking distance of the Genesis Centre and nearby shopping amenities. Whether you're looking for space, privacy, or excellent investment potential, this Taradale gem checks all the boxes. Don't miss your chance--book yo...

4pc Bathroom 7.83 Ft x 5.08 Ft

4pc Bathroom 8.92 Ft x 5.08 Ft

Bedroom 10.42 Ft x 11.67 Ft

Bedroom 9.00 Ft x 9.92 Ft

Family room 12.00 Ft x 16.92 Ft

Primary Bedroom 11.58 Ft x 14.75 Ft

Living room 10.25 Ft x 14.17 Ft

Furnace 9.25 Ft x 8.00 Ft

2pc Bathroom 2.92 Ft x 7.42 Ft

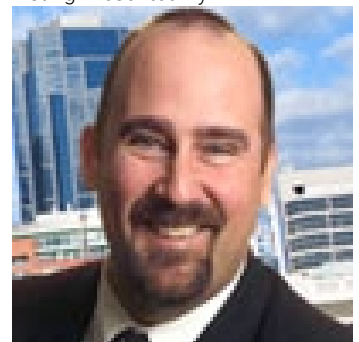
Dining room 10.17 Ft x 10.92 Ft

Foyer 6.92 Ft x 8.33 Ft

Kitchen 10.08 Ft x 11.75 Ft

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Listing Presented By:



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3pc Bathroom 6.08 Ft x 6.00 Ft

Laundry room 6.00 Ft x 5.75 Ft

Bedroom 9.33 Ft x 14.00 Ft

Living room 12.75 Ft x 14.42 Ft

Kitchen 9.75 Ft x 9.17 Ft