# \$759,900 - 45 Taralake Heath, Calgary

MLS® #A2223909

# \$759,900

6 Bedroom, 4.00 Bathroom, 2,192 sqft Residential on 0.08 Acres

Taradale, Calgary, Alberta

Welcome to 45 Taralake Heath NE – Renovated 6-Bedroom Family Home with Illegal Basement Suite in Taradale!

Discover this beautifully renovated home in the heart of the sought-after Taradale community. Featuring over 2,800 sq ft of living space, this versatile property is perfect for large or multi-generational families and also offers income-generating potential with its 2-bedroom illegal basement suite. Currently rented for \$1300.



• 4 spacious bedrooms upstairs + a large bonus room – ideal for a growing family. • Bright and airy main level with a separate living room, formal dining area, and a dedicated nook for casual meals.

• Attached front-facing garage for added convenience and storage.

#### Recent Renovations:

• Brand new flooring throughout the main and upper levels.

• New kitchen appliances for a modern cooking experience.

• New carpet upstairs adds warmth and comfort.

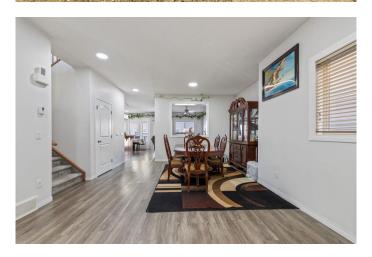
• Granite countertops in the kitchen for a stylish, upscale touch.

#### Additional Features:

• Illegal 2-bedroom basement suite with a







separate entrance â€" perfect for rental income or extended family - rented at \$1300 per month , tenants willing to stay.
• Located on a quiet, family-friendly street close to schools, parks, shopping, and transit.

This move-in-ready home combines comfort, functionality, and opportunity – a rare find in Calgary's northeast. Don't miss your chance to own this spacious gem in Taradale!

# Built in 2008

# **Essential Information**

MLS® # A2223909
Price \$759,900
Bedrooms 6
Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,192
Acres 0.08
Year Built 2008

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 45 Taralake Heath

Subdivision Taradale
City Calgary
County Calgary
Province Alberta
Postal Code T3J0J2

# **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen

Island, No Animal Home, Pantry, Separate Entrance

Appliances Dishwasher, Electric Cooktop, Microwave, Range Hood, Washer/Dryer

Heating Central

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Exterior Entry, Finished, Full

### **Exterior**

Exterior Features Garden, Storage Lot Description Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding

Foundation Poured Concrete

#### Additional Information

Date Listed May 22nd, 2025

Days on Market 72

Zoning R-G

# **Listing Details**

Listing Office MaxWell Central

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