

45 Taralake Heath  
Calgary, Alberta

MLS # A2223909



# \$759,900

|                    |                                                                                                                           |                   |     |
|--------------------|---------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Central                                                                                                                   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                                                       | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                           | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full                                                                                   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Vinyl Siding                                                                                                    | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                           | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Pantry, Separate Entrance |                   |     |

**Inclusions:** Storage at the back

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. Main Highlights: • 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 — 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!