

# \$540,000 - 291 Taralake Terrace Ne, Calgary

MLS® #A2203492

**\$540,000**

4 Bedroom, 2.00 Bathroom, 1,271 sqft  
Residential on 0.07 Acres

Taradale, Calgary, Alberta

Charming Home with Impressive Curb Appeal  
in a Prime Taradale Location!

\*\*\*OPEN HOUSE SUNDAY APRIL 6th - 2:30 -  
4:30 \*\*

This delightful home welcomes you with a lovely covered front patio, perfect for relaxing and enjoying the west-facing sun. Upon entering, you'll find a spacious, open-concept living area with laminate flooring at the entry and kitchen and plush carpet in the living room, ideal for entertaining. The bright and beautiful kitchen features light brown shaker cabinets, stone-look laminate countertops, an island, and a matching tile backsplash, creating a warm and inviting atmosphere.

At the back of the home, a well-appointed half bathroom adds convenience, while the adjacent back deck overlooks the fully fenced yard, complete with a fireplace—perfect for outdoor gatherings or savoring a peaceful morning coffee in the east-facing sun.

Upstairs, you'll find three well-sized bedrooms, including the primary suite, which boasts a generous walk-in closet and a Jack-and-Jill ensuite that connects to the full bathroom. The additional two bedrooms complete the upper level.

The basement is partly finished, offering a large guest room or theater room, with a spacious laundry area and plumbing in place for an additional bathroom. The backyard also



features a convenient parking pad, with ample space for anyone looking to add a garage and can easily fit 3 vehicles!

With nearby parks, shopping, schools, and playgrounds, this home is ideal for families and anyone seeking easy access to amenities.

Don't miss the opportunity"book your showing today!

Built in 2005

### **Essential Information**

MLS® #	A2203492
Price	\$540,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,271
Acres	0.07
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	291 Taralake Terrace Ne
Subdivision	Taradale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J0A1

### **Amenities**

Parking Spaces	3
Parking	Alley Access, Parking Pad, Paved, Asphalt, Side By Side

### **Interior**

Interior Features	Ceiling Fan(s), Chandelier, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Recessed Lighting, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Fire Pit, Lighting, Private Entrance, Private Yard, Rain Gutters, Awning(s)
Lot Description	Back Lane, Few Trees, Cleared
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 26th, 2025
Days on Market	9
Zoning	R-G

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.