

# \$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 â€“  
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:

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

- â€¢ Attached front-facing garage for added convenience and storage.

## Recent Renovations:

- â€¢ Brand new flooring throughout the main and upper levels.

- â€¢ New kitchen appliances for a modern cooking experience.

- â€¢ New carpet upstairs adds warmth and comfort.

- â€¢ Granite countertops in the kitchen for a stylish, upscale touch.

## Additional Features:

- â€¢ 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.

â€¢ Located on a quiet, family-friendly street close to schools, parks, shopping, and transit.

This move-in-ready home combines comfort, functionality, and opportunity â€“ a rare find in Calgaryâ€™s northeast. Donâ€™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 High Ceilings, Kitchen Island, No Animal Home, Pantry, Separate Entrance, Breakfast Bar, Ceiling Fan(s), Granite Counters

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

Heating Central

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Full, Exterior Entry, Finished

### **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 91

Zoning R-G

### **Listing Details**

Listing Office MaxWell Central

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