$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	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	25
Zoning	R-G

Listing Details

Listing Office	MaxWell Central

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