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GRASSROOTS
REALTY GROUP

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169 Taralake Manor NE
Calgary, Alberta

MLS # A2269972

$775,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,247 sq.ft.	**Age:**	2011 (15 yrs old)
Beds:	6	**Baths:**	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Beamed Ceilings, Kitchen Island, Pantry, See Remarks, Soaking Tub		

Inclusions:	Basement Stove, Basement Fridge

Welcome to the perfect family home—backing onto beautiful green space with no neighbours in front or behind! Located in the family friendly neighbourhood of Taradale with multiple schools within the community, this property offers the ideal blend of comfort, privacy, and convenience. Step inside to an open and inviting floor plan featuring 6 bedrooms and 4.5 bathrooms, including two master suites on the upper level. The main master offers a luxurious 5-piece ensuite, while the second master includes its own 4-piece ensuite—perfect for multi-generational living. With 4 bedrooms upstairs, this layout truly caters to growing families. The home also includes a 2-bedroom illegal basement suite with a separate side entrance and its own laundry, making it an excellent mortgage helper. Enjoy modern features such as 9’ ceilings on the main floor, built-in speakers throughout, A/C, and a brand-new roof (2025). Parking is never an issue with space for up to 4 vehicles plus ample street parking. Located just minutes from Stoney Trail and only 10 minutes from the Calgary Airport, convenience is at your doorstep. This is a rare opportunity, privacy, space, and functionality all in one home!