

**422 Taralake Way NE**  
**Calgary, Alberta**

**MLS # A2291413**



**\$784,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,360 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Double Vanity, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** MAIN: DISHWASHER, STOVE, REFRIGERATOR, WASHER, DRYER | BASEMENT: STOVE, REFRIGERATOR, WASHER, DRYER

**JUDICIAL SALE | LEGAL BASEMENT SUITE | 6 BEDROOMS | 4.5 BATHROOMS | SOUTH BACKYARD | DUAL MASTER BEDROOMS | BONUS ROOM** Welcome to this beautifully maintained in Taradale, offering legal basement suite—perfect for large families or investors seeking strong rental potential. The main floor features a bright and functional layout with separate living and family rooms, formal dining area, breakfast nook, and a well-appointed kitchen with ceiling-height cabinetry, granite countertops, updated appliances, island, and walk-in pantry. The family room includes a custom built-in TV unit, while the breakfast nook leads to the deck and landscaped south-facing backyard. A paved back alley and no direct rear neighbors provide added privacy and extra parking convenience. Upstairs offers 4 spacious bedrooms, 3 full bathrooms, and a bonus room. The oversized primary bedroom features double-door entry, private balcony, walk-in closet, and an upgraded 5-piece ensuite with double vanity and quartz countertops. The second bedroom includes its own 3-piece ensuite, creating a rare dual master layout. The legal basement suite includes 2 bedrooms, full bathroom, living area, separate laundry, and two separate furnaces—ideal for extended family or rental income. Located close to schools, parks, shopping, transit, bus routes, and LRT, this move-in ready home offers space, flexibility, and excellent investment potential. Book your showing today!