

# \$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 72

Zoning R-G

### Listing Details

Listing Office MaxWell Central

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