

**95 Taralea Crescent NE**  
**Calgary, Alberta**

**MLS # A2226542**



**\$750,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,802 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Lawn, Many Trees, No Neighbours Behind, Pie Shaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s)		

**Inclusions:** None

**RARE OPPORTUNITY!! MASSIVE PIE-SHAPED LOT - FIRST TIME ON THE MARKET!** Welcome to this meticulously maintained home, proudly offered for the first time by its original owners! Nestled in a quiet cul-de-sac of Taradale, this beautifully designed property sits on a one-of-a-kind 7,567 sqft pie lot—providing an abundance of yard space with endless possibilities: host unforgettable family events, store your RV and trailer, build a workshop, or even explore the potential for a full secondary dwelling. Step inside to a bright and inviting living room, flooded with natural light from oversized windows and enhanced by high ceilings throughout the house. The chef-inspired kitchen features stainless steel appliances, a gas stove, granite countertops, and ample cabinetry for all your storage needs. Adjacent is the cozy dining area with direct access to a massive private deck—perfect for entertaining, thanks to no neighbours behind or to the west. A side walkway conveniently connects you to Taradale Road and nearby bus stops, making commuting a breeze. Upstairs, you'll find an oversized bonus room with large windows and versatile use. The primary bedroom includes a 4-piece ensuite. Two additional bedrooms complete this level, with one of the secondary bedrooms offering access to a private balcony—a rare and charming feature. The fully developed basement (completed with permits) offers two additional bedrooms, a full bathroom, and a cozy living area—ideal for guests, extended family, or even rental potential. Pride of ownership is evident throughout this smoke-free, pet-free home. Numerous upgrades have been added over the years, and the property has been lovingly cared for and maintained. Whether you're looking for space, privacy, or future potential, this property checks all the right boxes. The original owners are

downsizing&mdash;don&rsquo;t miss your chance to own this gem.