

# \$519,900 - 30 Taralea Manor Ne, Calgary

MLS® #A2212186

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,288 sqft

Residential on 0.08 Acres

Taradale, Calgary, Alberta

Welcome to Taralea Manor and this beautifully maintained two-storey home, proudly owned by just one family! Featuring 3 spacious bedrooms, including a generous primary retreat complete with a 3-piece ensuite, this home is designed with family living in mind. The two additional bedrooms are large and share a well-appointed 4-piece main bath. The bright, open-concept main floor offers a spacious and inviting living space. The kitchen is a cook's dream with an abundance of cabinets, a pantry, island and a large dining area. Large windows fill the space with natural light, and French doors lead to a massive deck overlooking the expansive pie-shaped backyard—perfect for entertaining, gardening, or just enjoying the outdoors. The finished basement adds even more living space, with a large rec room, laundry room and storage. Two bright windows offer potential for adding a bedroom, and rough-in plumbing is already in place for a bathroom—making future development a breeze (with city approvals and permits). Extras include RV parking, off-street parking for multiple vehicles, and ample room for a garage. Located on a beautiful street and close to schools, shopping, recreation centre, this home offers the perfect balance of space, convenience, and comfort. Don't miss this rare opportunity—homes like this don't come around often!

Built in 2005



## Essential Information

MLS® #	A2212186
Price	\$519,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,288
Acres	0.08
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	30 Taralea Manor Ne
Subdivision	Taradale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 5G5

## Amenities

Parking Spaces	2
Parking	Alley Access, Concrete Driveway, Front Drive, Off Street, Parking Pad, RV Access/Parking, On Street

## Interior

Interior Features	Bathroom Rough-in, French Door, Kitchen Island, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings, Garburator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	2
Zoning	R-G

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.