

# \$750,000 - 95 Taralea Crescent Ne, Calgary

MLS® #A2226542

## \$750,000

5 Bedroom, 4.00 Bathroom, 1,802 sqft

Residential on 0.17 Acres

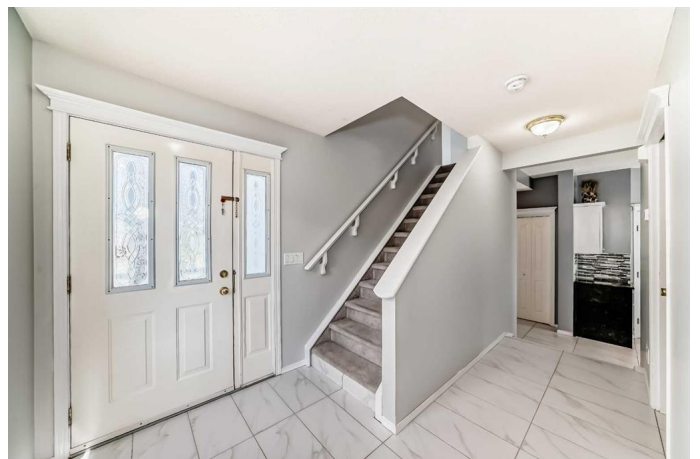
Taradale, Calgary, Alberta

OPEN HOUSE: SATURDAY JUNE 14 (11AM - 2PM) & SUNDAY JUNE 15 (11AM - 2PM)!

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 lotâ€”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 deckâ€”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 balconyâ€”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—don't miss your chance to own this gem.

Built in 2004

**Essential Information**

MLS® #	A2226542
Price	\$750,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,802
Acres	0.17
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	95 Taralea Crescent Ne
Subdivision	Taradale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J5A8

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

### Interior

Interior Features	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Lawn, Many Trees, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 2nd, 2025
Days on Market	20
Zoning	R-G

### Listing Details

Listing Office	URBAN-REALTY.ca
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