



THE
A-TEAM

**RE/MAX
FIRST**

333 TARALAKE Way #2103, Calgary T3J 0R5

MLS® #: **A2106277**

Area: **Taradale**

Listing Date: **02/14/24**

List Price: **\$499,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar: **1,270 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,359**
Low Sqft:
Ttl Sqft: **1,359**

DOM

95
Layout
Beds: **3 (3)**
Baths: **3.0 (2 2)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Landscaped,Street Lighting,Underground Sprinklers,Rectangular Lot
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings
Bidet,Central Vacuum,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,See Remarks

Kitchen Appl:

Int Feat:

Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|--------------|----------------------|--------------------|--------------|---------------------|
| Bedroom - Primary | Upper | 13`0" x 11`6" | Bedroom | Upper | 12`2" x 9`3" |
| Bedroom | Upper | 9`7" x 9`2" | Kitchen | Main | 13`4" x 8`5" |
| Breakfast Nook | Main | 9`7" x 9`0" | Living Room | Main | 13`8" x 9`7" |
| Den | Main | 10`7" x 8`2" | Game Room | Lower | 9`9" x 9`8" |

4pc Bathroom
2pc Bathroom

Upper
Lower

8`0" x 4`11"
5`5" x 4`5"

4pc Ensuite bath
2pc Bathroom
Legal/Tax/Financial

Upper
Main

7`3" x 6`1"
6`0" x 2`9"

Condo Fee:
\$446

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d52

Legal Desc: 1311352

Remarks

Pub Rmks: ****OPEN HOUSE on SUNDAY, February 25, 2024 from 1:15 pm to 4:15 pm**** Welcome to your oasis of luxury in the sought-after community of Taradale. This stunning **EAST-FACING** townhouse offers the perfect blend of elegance, comfort, and convenience with 3 BEDROOMS, 2.5 BATHROOMS, and a **DEVELOPED BASEMENT** boasting a **RECREATIONAL ROOM** and a **2-PIECE BATHROOM** with the **DOUBLE ATTACHED GARAGE** for convenient parking and storage. This home is designed for modern living. **BUILDER'S UPGRADES:** Enjoy the finest finishes and features with all the upgrades the builder could offer at the time of construction. **GRANITE COUNTER TOP** in the Kitchen and in all the bathrooms, kitchen cabinets up to the ceiling, functional extended eating bar is perfect for entertaining guests or casual dining. From upgraded appliances (Refrigerator, Washer & Dryer) to a gas line on the deck, every detail has been meticulously crafted for luxury living with an abundance of windows flood the interior with natural light, creating a warm and inviting atmosphere throughout the day. **ADDITIONAL FEATURES:** Elevated entrance with only four units developed in the compound High-efficiency furnace for optimal comfort Underground sprinkler system for easy lawn maintenance Convenient access to amenities, parks, schools, transportation routes, a Train Station, Genesis Centre and the Public Library Don't miss out on this rare opportunity to own a prestigious townhouse. Schedule your viewing today and make this your new home!

Inclusions: N/A
Property Listed By: URBAN-REALTY.ca

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









