



THE
A-TEAM

**RE/MAX
FIRST**

411 TARALAKE Way, Calgary T3J 0J4

MLS®#: **A2107691**

Area: **Taradale**

Listing Date: **03/01/24**

List Price: **\$799,950**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2008**

Lot Information

Lot Sz Ar: **3,487 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,209**

Low Sqft:

Ttl Sqft: **2,209**

DOM

79

Layout

Beds: **6 (4 2)**

Baths: **4.5 (4 1)**

Style: **2 Storey**

Parking

Ttl Park: **5**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Interior Lot,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Attached,Driveway,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting,Private Yard,Rain Gutters**

Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	3`8" x 5`3"	Breakfast Nook	Main	10`11" x 8`0"
Dining Room	Main	8`8" x 9`3"	Kitchen	Main	14`1" x 15`1"
Laundry	Main	6`0" x 8`11"	Living Room	Main	12`2" x 16`9"
Living Room	Main	10`0" x 12`6"	4pc Bathroom	Upper	10`4" x 4`11"
4pc Ensuite bath	Upper	5`0" x 7`11"	4pc Ensuite bath	Upper	10`4" x 11`3"

Bedroom
Bedroom
4pc Bathroom
Kitchen
Furnace/Utility Room

Upper
Upper
Basement
Basement
Basement

10`4" x 9`11"
11`7" x 17`8"
7`11" x 4`11"
8`5" x 12`0"
13`1" x 7`9"

Bedroom
Bedroom - Primary
Bedroom
Game Room
Bedroom

Upper
Upper
Basement
Basement
Basement

11`1" x 16`7"
19`1" x 14`10"
9`4" x 9`11"
13`6" x 16`8"
8`5" x 12`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0713555

Zoning:
R-1N

Remarks

Pub Rmks: **Legal Basement Suite | Walkout Basement | Backing onto a Greenspace & Walking Path | Main & Basement Laundry | 6-Bedrooms | 4.5-Bathrooms | Hardwood, Tile & Carpet Floor | Open Floor Plan | Wooden Cabinets | Stainless Steel Appliances | Pantry | Gas Fireplace | Two Primary Bedrooms | Large Living Spaces | Front Attached Garage . Welcome to this incredibly spacious 2-storey family home boasting 2208 SqFt on the main and upper levels with an additional 879 SqFt on the legal basement suite lower level. The main floor has great living space, large windows and ample natural light. The kitchen is outfitted with a corner pantry, wood cabinetry, granite countertops, stainless steel appliances and a centre island with barstool seating. The breakfast nook is East facing with a large window and glass door that let in sunlight. This door leads to the deck making indoor/outdoor dining easy. The living room is centered with a gas fireplace to add to your comfort. The front living room is a great bonus to family seating. The main level is complete with a 2pc bathroom and a laundry room off of the interior garage door. Upstairs holds 2 primary bedrooms, additional 2 bedrooms and 3 full bathrooms. The first primary bedrooms has a 4pc ensuite bathroom with a corner soaking jet tub and walk-in closet. The second primary bedroom is grand; this spans the width of the home with His & Hers closets & a private 4pc ensuite bath with a tub/shower combo. Bedrooms 3 & 4 are both great sized, these share the main 4pc bathroom. Downstairs is a walkout basement with a legal suite! The legal basement suite has 2 bedrooms, a great open floor plan kitchen, dining and living space. The main 4pc bathroom is centrally located and has a tub/shower combo. The utility room holds the basement laundry and storage area. Outside is a great backyard with an incredible amount of space for the warm summer months. Behind this home is a greenbelt with a walking path for a great space for kids to play. The front attached double garage and driveway allow for 4 vehicles to be parked at any time plus there is street parking available too. This home is located a 2 minute walk to the Ted Harrison School and transit lines! Hurry and book a showing at this incredible home today!**

Inclusions: **Basement: Washer, Dryer, Refrigerator, Stove, Range Hood**
Property Listed By: **RE/MAX Crown**

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









