



THE
A-TEAM

**RE/MAX
FIRST**

6 TARALAKE Cape, Calgary T3J 0J1

MLS® #: **A2117634**

Area: **Taradale**

Listing Date: **03/25/24**

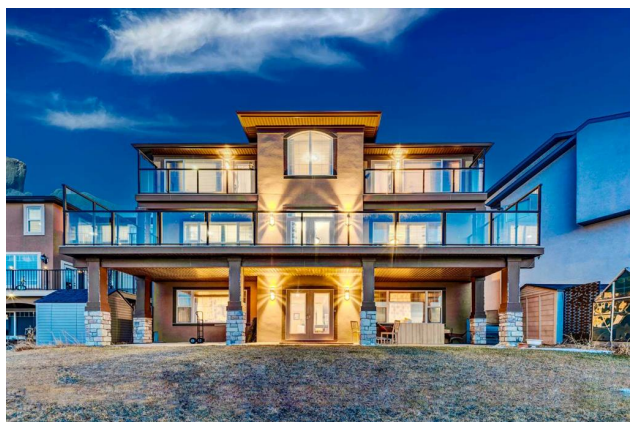
List Price: **\$1,399,900**

Status: **Active**

County: **Calgary**

Change: **-\$100k, 07-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2009**

Lot Information

Lot Sz Ar: **7,427 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,628**
Low Sqft:
Ttl Sqft: **3,628**

DOM

55

Layout

Beds: **6 (4 2)**
Baths: **5.0 (5 0)**
Style: **2 Storey**

Parking

Ttl Park: **10**
Garage Sz: **4**

Access:

Lot Feat: **Cul-De-Sac, No Neighbours Behind, Rectangular Lot**
Park Feat: **Oversized, Quad or More Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Bar Fridge, Dishwasher, Dryer, Electric Stove, Gas Cooktop, Range Hood, Refrigerator, Washer, Washer/Dryer**
Int Feat: **Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`11" x 10`10"
Dining Room	Main	12`9" x 10`6"
Bedroom	Upper	14`3" x 13`8"
Bedroom	Upper	13`3" x 11`7"
5pc Bathroom	Upper	15`7" x 4`10"
3pc Bathroom	Main	11`4" x 4`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`10" x 13`10"
Bedroom - Primary	Upper	15`4" x 14`3"
Bedroom	Upper	13`6" x 11`7"
5pc Bathroom	Upper	11`5" x 10`2"
5pc Bathroom	Upper	13`6" x 10`4"
4pc Bathroom	Basement	7`11" x 4`11"

Bedroom	Basement	12`8" x 10`9"	Bedroom	Basement	11`11" x 9`6"
Game Room	Basement	25`11" x 5`10"	Legal/Tax/Financial		
<hr/>					
Title:		Zoning:			
Fee Simple		R-1			
Legal Desc:		0811395		Remarks	
<hr/>					
Pub Rmks:		4 CAR GARAGE 2 BEDROOM LEGAL SUITE DUAL PRIMARY BEDROOMS 5500+ SQFT OF LIVING SPACE WALKOUT LOT & much more! Welcome home to this one of a kind custom home in Calgary. This spectacular home features over 5500 sqft of fully developed living space with a legal 2 bedroom basement suite on a walkout lot backing onto a pond. Fully enjoyable from all levels of the house including your 2 private balconies on both the main and upper levels. The added advantage of being on a quiet Cul-De-Sac with no neighbours behind you located in the heart of Taradale NE with easy access to the places you travel to the most gives a unique and balanced feel of privacy and convenience. Your main double door entry welcomes you to the open concept floor plan and open to above ceiling. Followed by a wall-mounted floor-to-ceiling waterfall one of the many key features available. The kitchen has a large chef's Island, granite countertops, a gas cooktop & walk-in pantry with even more storage along with your oversized spice kitchen. Taking the curved open riser stairs to the upper level you will discover 2 Primary bedrooms with their very own 5-piece ensuite making this home perfect for growing families and still giving them lots of privacy under the same roof. Your quad/ 4 car garage ensures you are never short on indoor parking and an additional parking space of up to 6 cars on your driveway for your guests to come enjoy the beautifully landscaped backyard and the water view. The perks and features of this estate home are almost endless. Book your private tour and come take a look for yourself!			
Inclusions:		None			
Property Listed By:		Royal LePage Solutions			

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



