



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**159 TARALAKE Way, Calgary T3J 0B1**

MLS® #: **A2118222**

Area: **Taradale**

Listing Date: **03/28/24**

List Price: **\$750,000**

Status: **Active**

County: **Calgary**

Change: **-\$35k, 26-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2007**  
Lot Information  
Lot Sz Ar: **3,562 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,134**  
Low Sqft:  
Ttl Sqft: **2,134**

DOM

**52**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Landscaped,Rectangular Lot  
Double Garage Attached,Driveway,Garage Faces Front**

Utilities and Features

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

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

Kitchen Appl: **Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat:  
Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`11" x 3`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`6" x 9`4"</b>
<b>Family Room</b>	<b>Main</b>	<b>11`10" x 13`3"</b>	<b>Foyer</b>	<b>Main</b>	<b>8`5" x 8`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`1" x 12`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`0" x 11`0"</b>
<b>Pantry</b>	<b>Main</b>	<b>3`11" x 6`1"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>6`6" x 10`6"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>9`7" x 14`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`8" x 9`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`8" x 9`10"</b>	<b>Laundry</b>	<b>Upper</b>	<b>6`2" x 7`11"</b>
<b>Loft</b>	<b>Upper</b>	<b>14`4" x 17`7"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`9" x 13`6"</b>

Walk-In Closet  
Bedroom  
Kitchen  
Furnace/Utility Room

Upper  
Basement  
Basement  
Basement

5`1" x 7`10"  
11`5" x 13`1"  
9`4" x 7`0"  
6`9" x 10`10"

4pc Bathroom  
Bedroom  
Family Room

Basement  
Basement  
Basement

8`10" x 5`10"  
9`10" x 9`9"  
12`4" x 14`6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0713393**

Zoning:  
**R-1N**

Remarks

Pub Rmks:

**Beautiful 2 Storey home with 5 bedrooms, 3.5 bathrooms and a legal-suite, backing onto green space. Close to amenities - 10 Minutes to the airport, 20 minutes to downtown, 10 minutes walk to the LRT and 10 minute walk to the Genesis Recreation Centre. Nestled in the heart of the Taralake community this 2,135 sqft home boasts a backyard retreat that merges with lush greenery. Step into the sunlit expanse of the main level, where an upgraded kitchen awaits your culinary endeavours. Adorned with refined wooden cabinetry, a sprawling quartz breakfast island, and a convenient walk-through pantry. From here, the patio door takes you to a generously sized deck, perfect for alfresco dining and overseeing the children at play in the large yard. The upper level reveals a bonus room and 3 bedrooms. The master suite stands as a sanctuary, featuring a substantial walk-in closet and a luxurious 5-piece ensuite. Boasting a dual vanity with new quartz countertops, and an expansive shower and tub. Completing this level, a convenient laundry room and a recently renovated full bathroom. The lower level offers a legal-suite, adding versatility and additional living area with 2 bedrooms, a 4-piece bathroom, and a spacious family/recreation room. Abundant storage ensures organizational ease, while recent updates such as refreshed countertops, a double attached garage with built-in storage, and upgraded laminated and hardwood flooring enhance the home's appeal. Updates include a new hot water tank, roof, and sidings, along with an extended concrete walkway alongside the house. Seize the opportunity to experience this exceptional property firsthand—it's an opportunity not to be missed. Schedule a viewing today. Photos seen in the listing were taken prior to the existing tenants.**

Inclusions:  
Property Listed By:

**Dryer, Electric-Stove, Hood Fan, Microwave, Refrigerator, Washer  
eXp Realty**

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















