



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**140 TARALAKE Terrace, Calgary T3J 5L9**

MLS®#: **A2120327**

Area: **Taradale**

Listing Date: **04/05/24**

List Price: **\$649,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2006**

Lot Information

Lot Sz Ar: **3,616 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,463**

Low Sqft:

Ttl Sqft: **1,463**

DOM

**44**

Layout

Beds: **4 (3 1 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Front Yard**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Entrance**

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

Kitchen Appl: **See Remarks**  
Int Feat: **No Animal Home,No Smoking Home,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	43`8" x 43`0"
3pc Ensuite bath	Second	25`7" x 13`6"
3pc Bathroom	Second	25`3" x 13`6"
Kitchen	Main	30`2" x 38`1"
Living Room	Main	41`8" x 51`2"
2pc Bathroom	Main	13`6" x 18`8"
Kitchen With Eating Area	Basement	47`7" x 36`5"

Room	Level	Dimensions
Walk-In Closet	Second	17`5" x 30`2"
Bedroom	Second	31`2" x 29`10"
Bedroom	Second	29`10" x 37`1"
Dining Room	Main	20`8" x 36`1"
Laundry	Main	9`6" x 13`6"
Entrance	Main	21`0" x 22`8"
Living Room	Basement	39`0" x 36`5"

**Bedroom**  
**3pc Bathroom**

**Basement**  
**Basement**

**33`2" x 42`0"**  
**27`3" x 13`6"**

**Walk-In Closet**  
**Furnace/Utility Room**  
Legal/Tax/Financial

**Basement**  
**Basement**

**13`5" x 18`8"**  
**11`10" x 13`5"**

Title:  
**Fee Simple**  
Legal Desc:

**0513556**

Zoning:  
**R-2**

Remarks

Pub Rmks:

**Welcome to this charming residence nestled in the sought-after community of Taradale in Calgary NE. This bright and spacious detached home is ideal for a growing family, offering a blend of comfort and convenience. Upon entering, you'll be welcomed into a cozy living room illuminated by natural light streaming through large windows. The main floor features a well-appointed kitchen, a dining area perfect for entertaining guests, and a convenient 2-piece washroom. The upper level boasts a primary bedroom complete with a walk-in closet and a private 3-piece washroom. Two additional generously sized bedrooms and another 3-piece washroom provide ample space for family members or guests. The fully developed basement adds versatility with a bedroom, walk-in closet, and a separate 3-piece washroom. Separate appliances and a dedicated laundry area enhance functionality. Outside, a double detached garage adds convenience for parking and storage. With essential amenities nearby and schools within walking distance, this home offers the perfect blend of comfort, convenience, and community for your family.**

**Washer, Dryer, Stove(2), Garage Control(s), Stacked Washer-Dryer, Window Coverings, Microwave**

**Real Estate Professionals Inc.**

Inclusions:  
Property Listed By:

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















