



THE
A-TEAM

**RE/MAX
FIRST**

41 TARALAKE Heath, Calgary T3J 0J2

MLS® #: **A2124016**

Area: **Taradale**

Listing Date: **04/17/24**

List Price: **\$768,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,369 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,201**

Low Sqft:

Ttl Sqft: **2,201**

DOM

32

Layout

Beds: **6 (4 2)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,Front Yard,Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Mixed**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`1" x 8`11"
Kitchen	Main	12`3" x 9`6"
Bedroom - Primary	Upper	13`11" x 12`7"
Bedroom	Upper	9`11" x 9`11"
Bedroom	Basement	14`4" x 11`6"
Family Room	Basement	11`7" x 9`10"
4pc Bathroom	Upper	9`11" x 4`11"

Room	Level	Dimensions
Living Room	Main	13`5" x 11`7"
Breakfast Nook	Main	9`6" x 8`0"
Bedroom	Upper	12`6" x 12`1"
Bedroom	Upper	10`11" x 9`11"
Bedroom	Basement	9`11" x 9`11"
2pc Bathroom	Main	5`6" x 4`7"
5pc Ensuite bath	Upper	10`3" x 9`11"

4pc Bathroom	Basement	8`7" x 4`11"	Kitchenette Legal/Tax/Financial	Basement	11`7" x 9`10"			
Title: Fee Simple Legal Desc:	0811395	Zoning: R-1N	Remarks					
Pub Rmks:	Welcome to this beautiful 2 Master Bedroom home with in a very quite block in Taradale . Offers 4+2 Bedroom and 4.5 Bathroom. Abundant natural light throughout the home from the many over sized windows. Nice living area and formal dining space, with feature fireplace, Bright lighting and open sight lines to the kitchen. Gourmet kitchen and living space is built for entertaining, boasting maple farmhouse style cabinetry , a large central island, granite counter tops, French door fridge. Large walk-in pantry . The atrium nook with large sun filled windows supply plenty of sunlight throughout the main floor Stunning custom maple staircase leads you to the second floor where you will find an open bonus room with ample windows for light, along with 4 generous sized bedrooms. The impressive master retreat contains a large walk in closet with built-in organizers. 2nd Master Bedroom with Full Bathroom and 2 large sized bedrooms share the main 4 piece bathroom , a vanity and tile floor. The fully finished basement with illegal suite offers an abundance of space that is perfect for entertaining, large recreation area , 2 Large Bedrooms , kitchen, Bathroom features fully tiled bathtub.							
Inclusions: Property Listed By:	na CIR Realty							

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









