



THE
A-TEAM

**RE/MAX
FIRST**

312 TARALAKE Landing, Calgary T3J 0A6

MLS® #: **A2124754** Area: **Taradale** Listing Date: **04/25/24** List Price: **\$899,900**
 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: **5,382 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,288**
 Low Sqft:
 Ttl Sqft: **2,288**

DOM

24
Layout
 Beds: **5 (4 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Creek/River/Stream/Pond,Lawn,Interior Lot,No Neighbours Behind,Street Lighting,Rectangular Lot**
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,On Street**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Chandelier,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`1"	Dining Room	Main	11`11" x 5`11"
Family Room	Main	15`4" x 15`10"	Foyer	Main	14`0" x 6`4"
Kitchen	Main	9`10" x 15`10"	Laundry	Main	6`4" x 8`10"
Living Room	Main	18`4" x 10`11"	4pc Bathroom	Upper	9`6" x 5`0"

5pc Ensuite bath **Upper** **10`9" x 11`0"**
Bedroom **Upper** **10`4" x 9`8"**
Bedroom **Upper** **10`4" x 9`8"**
4pc Bathroom **Basement** **8`9" x 4`10"**
Bonus Room **Basement** **14`1" x 10`11"**
Game Room **Basement** **13`3" x 14`2"**

5pc Ensuite bath **Upper** **12`8" x 10`8"**
Bedroom **Upper** **12`1" x 16`6"**
Bedroom - Primary **Upper** **18`0" x 17`8"**
Bedroom **Basement** **10`2" x 13`3"**
Kitchen **Basement** **13`3" x 8`0"**
Furnace/Utility Room **Basement** **9`5" x 8`10"**

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1**
 Legal Desc: **0710668**

Remarks

Pub Rmks: **Backing Onto Pond, Walking Path & Greenspace | No Neighbours Behind | Walk-out Basement Suite(Illegal) | 5300+ SqFt Lot | 2228 SqFt Home | Central AC | 2 Primary Bedrooms with 5pc Ensuite Bathrooms | Expansive Living Space | Main Level Living Room & Family Room | Ample Natural Lighting | Large Windows | Pot Lighting | Main Level Laundry | Front Attached Garage & Driveway. Welcome to this stunning family home boasting 2228 SqFt throughout the main and upper levels with an additional 911 SqFt in the basement suite(illegal). This spacious home is full of comfortable living space! The main level opens to a foyer and front living room great for day seating. The open floor plan kitchen, dining and family room makes this the home to entertain! The kitchen is finished with granite countertops, ample cabinet storage, stainless steel appliances, a corner pantry and a large centre island with barstool seating. The dining room is framed with large windows and a door to the deck with plenty of space for a BBQ and outdoor furniture! The family room is comfortable, this space is centred with a gas fireplace with a tile backsplash and a TV ready wall above. The main level is complete with a 2pc bathroom and a mudroom off the interior garage door with the laundry. Upstairs holds 4 grand bedrooms- 2 primary and 2 bonus! The first primary bedroom overlooks the pond, walking paths and greenspaces. This primary has a deep walk-in closet and private 5pc ensuite bathroom with double vanities, a makeup counter, deep soaking tub and walk-in shower. The 2nd primary bedroom is expansive with another 5pc ensuite bathroom with dual vanities, a makeup counter, soaking tub and walk-in shower. Bedrooms 3 & 4 are both great sized, these each have closet space and share the main 4pc bathroom with a tub/shower combo. Downstairs is one-bedroom walkout basement suite(illegal) with laminate flooring and plenty of natural light! The kitchen is finished with granite countertops, stainless steel appliances, full height cabinets and trendy backsplash. The rec room is a great space that allows both living and dining. The bedroom on this level is great sized with a full closet. The 4pc bathroom on this lower level has a tub/shower combo. The bonus room is a flex space that can be used for overnight guests, a home office or kids play room. Outside is a massive backyard with direct access to the walking path and pond. The front attached garage and driveway allow for 4 vehicles to be parked at any time plus street parking is readily available too. Hurry and book your showing at this incredible home today!**

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

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









