



THE
A-TEAM

**RE/MAX
FIRST**

405 TARALAKE Landing, Calgary T3J0A6

MLS®#: **A2131484**

Area: **Taradale**

Listing Date: **05/12/24**

List Price: **\$859,786**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2007**
Lot Information
Lot Sz Ar: **7,330 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,187**
Low Sqft:
Ttl Sqft: **2,187**

DOM

49
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space, Pie Shaped Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit, Garden, Playground**

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

Kitchen Appl: **Gas Stove, Refrigerator, Washer/Dryer**
Int Feat: **No Animal Home**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Upper	16`6" x 11`11"
5pc Ensuite bath	Upper	12`7" x 10`6"
Bedroom	Upper	10`3" x 9`7"
3pc Bathroom	Upper	9`5" x 4`10"
Kitchen	Main	14`5" x 10`0"
Living Room	Main	15`8" x 12`10"
2pc Bathroom	Main	4`8" x 4`10"

Room	Level	Dimensions
Walk-In Closet	Upper	5`4" x 6`4"
Bedroom	Upper	10`4" x 9`7"
Bedroom	Upper	10`4" x 9`8"
Bonus Room	Upper	15`4" x 17`11"
Dining Room	Main	11`11" x 6`0"
Office	Main	10`10" x 10`4"
Laundry	Main	9`3" x 6`0"

**Entrance
Bedroom
Furnace/Utility Room**

**Main
Basement
Basement**

**10`7" x 5`10"
9`8" x 8`10"
6`3" x 8`11"**

**Game Room
3pc Bathroom**

**Basement
Basement**

**21`8" x 23`8"
7`9" x 6`9"**

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

0513393

Remarks

Pub Rmks:

The walkout basement includes Separate entrance 1 Bedroom with Full washroom a home theatre Bar and sauna Welcome to your new home located in the community of Taradale! This is a beautiful Pie lot, backing to a pond. This 5-bedrooms, 3.5 bath will amaze you!! Once you walk into the home, you are welcomed with a huge entrance that opens into a spacious living room and a kitchen with many upgrades like granite counters, large island and beautiful light fixtures. The main floor also includes a large office/computer room which can also be transformed into an extra bedroom. There is a front double garage and the backyard includes fireplace, gazebo, hot tub and a gas line to host family BBQs. On the upper level you will find 4 large bedrooms and 2 full baths and a large Bonus room. The Master Bedroom features a 5 pc ensuite. Don't miss out on a chance to find your dream home!

Inclusions:
Property Listed By:

**N/A
RE/MAX House of Real Estate**

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













