



THE
A-TEAM

**RE/MAX
FIRST**

171 TARALAKE Way, Calgary T3J 0B1

MLS®#: **A2142541**

Area: **Taradale**

Listing Date: **06/19/24**

List Price: **\$724,900**

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: **3,562 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,509**
Low Sqft:
Ttl Sqft: **1,509**

DOM

11
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`10" x 11`2"
Kitchen With Eating Area	Main	19`4" x 11`8"
Bedroom	Main	10`10" x 9`7"
Bedroom	Basement	10`10" x 8`4"
4pc Bathroom	Main	10`10" x 4`11"
4pc Bathroom	Basement	9`6" x 4`11"
Furnace/Utility Room	Basement	12`0" x 9`7"

Room	Level	Dimensions
Family Room	Main	14`11" x 11`7"
Bedroom - Primary	Upper	18`0" x 12`6"
Bedroom	Main	12`5" x 11`10"
Bedroom	Basement	11`5" x 9`6"
4pc Ensuite bath	Upper	9`2" x 4`11"
Kitchen	Basement	14`11" x 10`10"
Living Room	Basement	17`10" x 10`0"

Walk-In Closet

Upper

6`3" x 4`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0713393

Zoning:

R-1N

Remarks

Pub Rmks:

Welcome to this charming bi-level home boasting 1509 sq. ft. in the vibrant community of Taradale NE, Calgary. With an inviting open floor plan, large windows, and thoughtful design, this home offers comfort and functionality. Main Floor Features: Enjoy two accommodating bedrooms tastefully tucked to the side and a master bedroom thoughtfully elevated from the main floor, ensuring privacy and comfort. The kitchen features a high-quality granite island that connects to the dining and living spaces. From ceramic tile flooring to plush carpet, every detail enhances flow and functionality. The Walkout basement offers a 2-bedroom with a kitchen and living area, providing additional living space and versatility. Convenient shared laundry facilities are accessible to the main level and basement. A Deck at the back of the house offers a great spot for outdoor dining and entertaining. Fully fenced backyard. Backs onto Ted Harrison School, This home combines peaceful surroundings with modern conveniences. The double-attached garage provides ample space for parking and storage. You'll find yourself near all the amenities you could desire, from shopping to dining and more. Plus, with nearby transit options, commuting is a breeze. Don't miss out on this opportunity to call this wonderful Taradale property your new home sweet home.

Inclusions:

Property Listed By:

Appliances in the Basement

MaxWell Central

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









