



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**191 TARALAKE Crescent, Calgary T3J 0A9**

MLS®#: **A2143341**

Area: **Taradale**

Listing Date: **06/21/24**

List Price: **\$690,000**

Status: **Pending**

County: **Calgary**

Change: **+\$40k, 24-Jun**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,379 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,678**  
Low Sqft:  
Ttl Sqft: **1,678**

DOM

**14**  
Layout  
Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Few Trees,Lawn**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Garden,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bathroom Rough-in,Bookcases,Breakfast Bar,Ceiling Fan(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`0" x 9`7"	Dining Room	Main	11`11" x 8`3"
Kitchen	Main	10`6" x 12`3"	2pc Bathroom	Main	5`0" x 5`11"
Laundry	Main	5`0" x 5`11"	Bedroom	Main	10`4" x 8`6"
Bedroom	Upper	10`7" x 9`8"	Bedroom	Upper	10`10" x 9`7"
Family Room	Upper	8`11" x 14`2"	4pc Bathroom	Upper	8`5" x 4`11"
Bedroom - Primary	Upper	13`11" x 11`11"	4pc Ensuite bath	Upper	8`8" x 7`6"
Walk-In Closet	Upper	4`8" x 8`3"			

Title:  
**Fee Simple**  
 Legal Desc:

Zoning:  
**R-1N**

**0513617**

Remarks

Pub Rmks:

**\*\*JUST LISTED! STUNNING DETACHED Home in the Heart of Taradale\*\* Welcome to this immaculate detached home nestled on a quiet street in the desirable community of Taradale. Boasting a south-facing backyard and lush green yard, this residence offers an ideal blend of tranquility and convenience. The open-plan layout is flooded with natural light through tall windows and 10-foot ceilings, complementing the serene neutral color palette freshly painted throughout the house. The main floor features a spacious kitchen with new appliances, ample counter space with newly renovated quartz countertops, a kitchen island, and a breakfast bar. Quality tall cabinetry and a generous pantry ensure efficient storage. Adjacent is a sizable dining area perfect for hosting large gatherings and entertaining. Step outside to the inviting spacious deck with a gazebo, offering serene backyard views—a perfect retreat for relaxation and outdoor dining. Completing the main floor is a discreetly located half bath with a convenient laundry room, as well as a bonus room to make it your own, whether it's a home office or an extra bedroom. Ascend the stunning open spindles panel stairway to discover the fabulous primary bedroom, complete with a walk-in closet and an en-suite bathroom. Two additional spacious bedrooms share a well-designed family bathroom, while a cozy family room with tall, vaulted ceiling provides a comfortable space for relaxation. Enjoy year-round comfort with central air conditioning, you can adjust temperature straight from your phone! Also dont miss the New designer siding & New Roof **\*\*UNBEATABLE LOCATION!\*\*** Located just minutes away from shopping centers, schools, parks, and hospitals, Taradale offers a vibrant community spirit with numerous events, festivals, and programs. Public transportation is easily accessible with 35 transit stops nearby and the Saddletowne C-Train station within reach. Conveniently situated for a 15-minute drive to Calgary Airport, Costco, Hospital (PLC), and easy access to Stoney Trail highway. **\*\*Outdoor and Recreational Amenities:\*\***For outdoor enthusiasts, enjoy scenic pathways, two ponds, and nearby parks such as Tarrington Woods Park and Prairie Winds Park, offering recreational amenities year-round. **\*\*Education and Amenities:\*\***Families will appreciate the proximity to two elementary schools, Ted Harrison Middle School, and Our Lady of Fatima School—all within walking distance. Discover the best of Calgary's authentic cuisine and dining options, along with supermarkets and professional services, many just a short walk away. **\*\*Don't miss this opportunity to call this Taradale home—schedule your showing today!\*\*****

Inclusions:  
 Property Listed By:

**Gazebo**  
**Royal LePage METRO**

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











