



THE
A-TEAM

**RE/MAX
FIRST**

175 TARALAKE Way, Calgary T3J 0E5

MLS®#: **A2145587**

Area: **Taradale**

Listing Date: **06/28/24**

List Price: **\$829,999**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 28-Jul**

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: **2,511**
Low Sqft:
Ttl Sqft: **2,511**

DOM

80
Layout
Beds: **6 (4 2)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Landscaped,Level,Rectangular Lot**
Park Feat: **Double Garage Attached,Driveway,Garage Faces Front**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer**
Int Feat: **High Ceilings,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	28`3" x 20`8"	Living Room	Main	39`0" x 44`7"
2pc Bathroom	Main	16`9" x 16`5"	Laundry	Main	28`3" x 21`4"
Den	Main	29`11" x 26`7"	Dining Room	Main	36`1" x 48`7"
Family Room	Main	52`10" x 46`3"	Nook	Main	22`8" x 29`10"
Kitchen	Main	40`8" x 29`10"	Pantry	Main	10`2" x 10`2"

Bedroom - Primary	Second	48`3" x 42`8"	Walk-In Closet	Second	13`6" x 13`9"
Bedroom	Second	43`8" x 30`6"	Bedroom	Second	44`0" x 30`6"
4pc Ensuite bath	Second	30`6" x 13`5"	Bonus Room	Second	44`7" x 36`5"
4pc Bathroom	Second	31`10" x 13`6"	Bedroom - Primary	Second	46`3" x 43`0"
5pc Ensuite bath	Second	45`3" x 31`10"	Walk-In Closet	Second	31`10" x 16`1"
Flex Space	Lower	67`3" x 57`9"	Bedroom	Basement	43`4" x 35`9"
Bedroom	Basement	45`7" x 35`5"	Kitchen	Basement	29`2" x 43`0"
Dining Room	Basement	18`1" x 43`0"	Game Room	Basement	67`11" x 39`8"
4pc Bathroom	Basement	27`11" x 22`0"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0713393**

Zoning: **R-1N**

Remarks

Pub Rmks: ****Finished Basement**Backs onto Green Space**Main floor Bedroom/Home Office**This stunning 2,511 sq ft home is a true gem, perfect for a large family. With total 6 bedrooms and 4.5 bathrooms, it offers ample space and comfort. The main floor features hardwood flooring throughout, 9 ft ceilings, a living room, a separate family room, and a half bath. The spectacular kitchen is equipped with stainless steel appliances, ceiling-height cabinets, granite countertops, and a spacious breakfast nook. The house backs onto green space, providing a serene environment. The stairs, adorned with built-in lights, lead to the upper level, which opens to a bonus room and 4 bedrooms, including 2 master bedrooms with ensuites and walk-in closets, 2 secondary bedrooms and 3 full bathrooms. All bathrooms feature granite finishes as well. The lower level boasts a beautifully designed open-plan basement suite with kitchen, a separate entrance, along with 2 spacious bedrooms and a full bathroom. Conveniently located within walking distance to schools and transit, this home offers both luxury and practicality. Do not miss the opportunity to make this your dream home.**

Inclusions: **N/A**
 Property Listed By: **eXp Realty**

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