



THE
A-TEAM

**RE/MAX
FIRST**

422 TARALAKE Way, Calgary T3J 0J4

MLS®#: **A2156151**

Area: **Taradale**

Listing Date: **08/08/24**

List Price: **\$814,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2008**

Finished Floor Area
Abv Sqft: **2,360**
Low Sqft:
Ttl Sqft: **2,360**

DOM

41
Layout
Beds: **6 (4 2)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **3,455 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Interior Lot,Landscaped,Rectangular Lot**
Park Feat: **Additional Parking,Alley Access,Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Bookcases,Breakfast Bar,Double Vanity,French Door,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Separate Entrance,Stone Counters,Walk-In Closet(s)**

Utilities:

Room Information

| Room | Level | Dimensions |
|--------------|-------|----------------|
| 2pc Bathroom | Main | 5`6" x 6`0" |
| Dining Room | Main | 16`0" x 9`0" |
| Great Room | Main | 14`10" x 16`3" |
| Living Room | Main | 14`4" x 10`1" |
| 4pc Bathroom | Upper | 8`3" x 4`11" |
| Bedroom | Upper | 10`6" x 10`0" |

| Room | Level | Dimensions |
|------------------|-------|----------------|
| Dining Room | Main | 10`0" x 7`7" |
| Foyer | Main | 11`4" x 10`1" |
| Kitchen | Main | 10`0" x 13`11" |
| 3pc Ensuite bath | Upper | 8`3" x 4`11" |
| 5pc Ensuite bath | Upper | 10`7" x 10`4" |
| Bedroom | Upper | 11`3" x 13`2" |

| | | | | | |
|--------------------------|-----------------|------------------------|--------------------------|-----------------|----------------------|
| Bedroom | Upper | 11`4" x 13`4" | Family Room | Upper | 12`0" x 12`7" |
| Bedroom - Primary | Upper | 17`11" x 12`10" | 4pc Bathroom | Basement | 7`7" x 5`0" |
| Bedroom | Basement | 11`8" x 10`11" | Kitchen | Basement | 8`10" x 15`9" |
| Living Room | Basement | 13`10" x 8`2" | Bedroom - Primary | Basement | 9`9" x 16`3" |

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0713555**

Zoning: **R-1N**

Remarks

Pub Rmks: **2 Bedroom Legal Suite | 2360.37 Sq. Ft. | 6 Beds | 4.5 Baths | Conventional Lot with Paved Back Alley | No Attached Rear Neighbor | South Backyard | 2 Separate Living Areas on Main Floor | Upstairs Bonus Room (Loft) | 2 Bedrooms with Ensuite (Dual Master) | Private Balcony | Nearby Elementary, Junior High & High School | Established Retail Amenities | Nearby Bus Stop & LRT | Park, Playground and much more. Welcome to 422 Taralake Way, a well maintained, professionally renovated and very conveniently located property in Taradale, ready to move in for its new owners. RECENT IMPROVEMENTS include professional paint all across including basement, brand new carpet, replacement of light fixtures, replacement of hot water tank in July 2019; roof, siding & gutters replaced in 2020; furnace tune up & duct cleaning in Oct. 2023. Main floor of the property offers functional & seamless layout with separate living & family area, separate formal dining area & breakfast nook, corner tucked kitchen, guest powder room and separate laundry room. The kitchen comes with up to ceiling cabinets, quartz countertops, updated appliances, walk-in pantry and bulkhead over the island. Overlooking the kitchen, family great room comes with CUSTOM BUILT TV UNIT, offering further storage space and elegance. Right from the breakfast nook you have access to the deck and landscaped backyard. Due to PAVED BACK ALLEY AND NO ATTACHED REAR NEIGHBORS, this property offers much needed backyard privacy and convenience of temporary additional parking. The bright and open upper floor offers 4 bedrooms, 3 full bathrooms and a bonus room. The oversized PRIMARY BEDROOM COMES WITH DOUBLE DOOR ENTRANCE, PRIVATE BALCONY AND UPGRADED 5-PIECE ENSUITE equipped with STANDING SHOWER, DOUBLE VANITY, QUARTZ COUNTERTOPS AND A WALK-IN CLOSET. The second bedroom has its own 3-PIECE ENSUITE, UPGRADED WITH TILE BASE STANDING SHOWER. The other two decent sized bedrooms share a common bathroom. 957.06 SQ. FT. LEGAL BASEMENT SUITE, comes with 2 bedrooms, living area, 1 full bathroom, SEPARATE LAUNDRY and is equipped with 2 SEPARATE FURNACES. With its unbeatable location and connectivity to public transit, this property presents an amazing opportunity for home buyers and investors. Don't miss the opportunity to own this gem. Check the 3D tour and book your showing today.**

Inclusions: **Main Floor Appliances: Refrigerator, Electric Range, Range Hood Fan, Microwave, Dishwasher, Washer & Dryer. Basement Appliances: Refrigerator, Electric Range, Hood Fan, Washer & Dryer. Garage Door Opener; Window Coverings; Storage Shed**

Property Listed By: **RE/MAX iRealty Innovations**

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