



THE
A-TEAM

**RE/MAX
FIRST**

211 TARALAKE Way, Calgary T3J 3C7

MLS®#: **A2158747**

Area: **Taradale**

Listing Date: **08/18/24**

List Price: **\$749,000**

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: **3,778 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,707**
Low Sqft:
Ttl Sqft: **1,707**

DOM

32
Layout
Beds: **4 (3 1)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home,See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Family Room	Main	14`6" x 10`0"	Dining Room	Main	11`0" x 9`9"
Kitchen	Main	20`6" x 11`0"	Laundry	Main	5`7" x 5`2"
3pc Bathroom	Main	5`4" x 4`11"	Bonus Room	Upper	14`11" x 10`9"
Bedroom - Primary	Upper	14`5" x 10`11"	4pc Ensuite bath	Upper	9`7" x 5`11"
Bedroom	Upper	10`9" x 9`10"	Bedroom	Upper	10`9" x 9`5"
4pc Bathroom	Upper	8`3" x 4`11"	Bedroom	Basement	8`9" x 9`10"
Den	Basement	8`9" x 8`0"	3pc Bathroom	Basement	0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0713393

Remarks

Pub Rmks: **Immaculately maintained and ideally located, this two-story home with a double attached garage features 3 bedrooms, 3 full bathrooms, and a bonus room. The main floor includes a den, a family room, and a kitchen with an eating area that provides access to the backyard deck, perfect for enjoying the summer. There's also a 3-piece bathroom combined with a laundry room on this level. Upstairs, you'll find a bonus room with a fireplace, a master bedroom with an ensuite, two additional bedrooms, and a 4-piece common bathroom. The basement, accessible through a side entrance, includes an illegal suite with 1 bedroom plus a den, a full bath, and a kitchen. This home is perfectly situated close to schools, shopping centers, public transportation, highways, and the airport.**

Inclusions:
Property Listed By: **N/A**
Royal LePage METRO

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





