

332 TARALAKE Terrace, Calgary T3J 0A1

MLS®#: **A2159967** Area: **Taradale** Listing Date: **08/22/24** List Price: **\$719,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 09-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2005** Abv Sqft: **1,919**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,444 sqft** Ttl Sqft: **1,919**
 Lot Shape:

DOM

27
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 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** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Hardwood**
 Sewer: Ext Feat: **Balcony, Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Microwave, Refrigerator, Washer/Dryer**
 Int Feat: **No Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	8`4" x 6`9"	Entrance	Main	7`3" x 3`6"
2pc Bathroom	Main	5`6" x 5`3"	Living Room	Main	15`1" x 13`8"
Laundry	Main	5`5" x 3`2"	Dining Room	Main	11`1" x 11`7"
Family Room	Main	11`11" x 13`1"	Pantry	Main	3`9" x 3`9"
Bedroom - Primary	Upper	17`11" x 13`9"	Bonus Room	Upper	12`1" x 11`9"
4pc Ensuite bath	Upper	12`0" x 10`11"	Walk-In Closet	Upper	5`8" x 5`7"
4pc Bathroom	Upper	7`11" x 4`11"	Bedroom	Upper	11`4" x 10`10"

Bedroom
Laundry
Game Room
Bedroom

Upper
Basement
Basement
Basement

10`9" x 11`3"
11`3" x 8`6"
13`1" x 16`3"
13`2" x 9`7"

Balcony
4pc Bathroom
Kitchen
Bedroom
Legal/Tax/Financial

Upper
Basement
Basement
Basement

5`8" x 4`9"
7`10" x 5`2"
7`5" x 6`0"
10`2" x 8`5"

Title:
Fee Simple
Legal Desc:

0513556

Zoning:
R-1N

Remarks

Pub Rmks: **Welcome to 332 Taralake Terrace. This beautifully maintained House is a 3 bedroom, 3.5 Bathroom home with 2 bedroom basement with a BALCONY on the Master Ensuite bedroom. Equipped with an attached double garage, for all your storage needs. The living room is warm and cozy with the Gas powered FIREPLACE. The kitchen is beautifully designed with Hardwood Flooring. The basement is fully Developed and RENTABLE illegal SUITE with 2 bedrooms, kitchen and its own SEPARATE ENTRANCE and SEPARATE LAUNDRY. Located in the neighbourhood of Taradale, a stones throw away from CBE School (Taradale School), Close to amenities like buses, Recreation Centres (Genesis Centre) and Grocery stores (Chalo Fresh co).**

Inclusions: **N/A**
Property Listed By: **Diamond Realty & Associates LTD.**

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









