



THE
A-TEAM

**RE/MAX
FIRST**

120 TARALAKE Terrace, Calgary T3J 0A7

MLS®#: **A2160485**

Area: **Taradale**

Listing Date: **08/27/24**

List Price: **\$695,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,024 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Low Maintenance Landscape,Landscaped,Level**
Park Feat: **Double Garage Detached**

DOM

23

Layout

Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard,Rain Gutters**

Construction: **Concrete,Stone,Stucco,Wood Frame**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers,Pantry,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	5`9" x 4`9"	Living/Dining Room Combination	Main	21`0" x 15`0"
Kitchen	Main	10`7" x 8`8"	2pc Bathroom	Main	8`9" x 4`10"
Family Room	Main	15`10" x 9`9"	Bedroom - Primary	Upper	13`0" x 12`5"
Walk-In Closet	Upper	5`6" x 4`9"	4pc Ensuite bath	Upper	7`10" x 4`10"
Bedroom	Upper	12`3" x 9`3"	Bedroom	Upper	12`3" x 9`3"
4pc Bathroom	Upper	7`11" x 4`10"	Family Room	Basement	13`8" x 12`6"
Kitchen	Basement	11`9" x 7`7"	Bedroom	Basement	8`10" x 8`8"

Bedroom
4pc Bathroom

Basement
Basement

10`5" x 8`8"
7`9" x 5`0"

Laundry
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

5`0" x 2`8"
9`1" x 4`4"

Title:
Fee Simple
Legal Desc:

0513556

Zoning:
R-2

Remarks

Pub Rmks:

Welcome to this charming 2-storey home with a legal basement, nestled in one of the most fascinating and friendly communities you'll ever encounter! This inviting property offers ample space and modern comforts, making it perfect for families and entertainers alike. The main level features an open-concept layout with a bright living area, a stylish kitchen, and a dining space that flows seamlessly to your outdoor oasis. Upstairs, you'll find well-appointed bedrooms, including a serene master suite with a private en-suite bath. The legal basement adds incredible versatility, whether you need a guest suite, home office, or rental income opportunity. The house exterior is stucco and has separate entrance to the basement. Also it has a huge detached garage for two car parking. Located in a vibrant neighborhood known for its welcoming atmosphere and strong sense of community, you'll enjoy convenient access to local amenities, parks, and excellent schools. Don't miss out on the chance to call this wonderful house your home and be part of such a delightful community. Come see it today!

Inclusions:
Property Listed By:

Additional Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Dryer
CIR Realty

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