



THE
A-TEAM

**RE/MAX
FIRST**

128 TARALAKE Terrace, Calgary T3J 5L9

MLS®#: **A2161021**

Area: **Taradale**

Listing Date: **08/29/24**

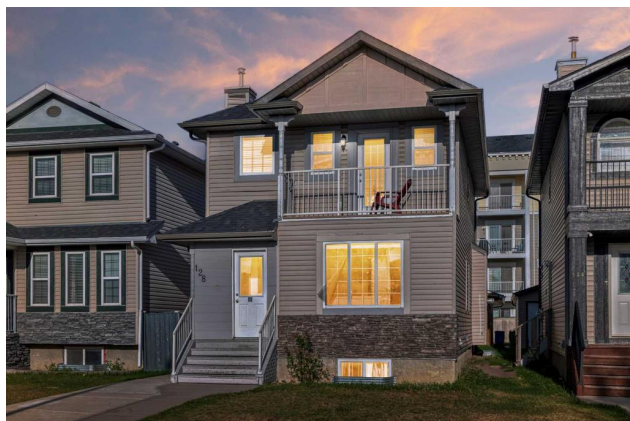
List Price: **\$699,999**

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: **3,035 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,561**
Low Sqft:
Ttl Sqft: **1,561**

DOM

21
Layout
Beds: **5 (3 2)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Rectangular Lot**
Park Feat: **Additional Parking,Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Off Street,Parking Pad**

Utilities and Features

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

Construction: **Stone,Vinyl Siding**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Washer,Washer/Dryer,Window Coverings**
Int Feat: **Granite Counters,Separate Entrance,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5`5" x 4`10"
Living Room	Main	13`4" x 11`11"
Laundry	Main	6`8" x 3`2"
3pc Bathroom	Main	4`11" x 8`3"
Pantry	Main	3`5" x 3`3"
Bedroom	Second	12`4" x 9`2"
4pc Bathroom	Second	8`0" x 4`11"

Room	Level	Dimensions
Entrance	Main	3`10" x 3`4"
Dining Room	Main	10`2" x 11`5"
Family Room	Main	15`10" x 9`11"
Kitchen	Main	9`7" x 10`7"
Sunroom/Solarium	Main	18`10" x 7`7"
Bedroom	Second	12`3" x 9`5"
Bedroom - Primary	Second	13`0" x 12`6"

Walk-In Closet	Second	5`8" x 4`9"	4pc Ensuite bath	Second	7`11" x 4`11"
Balcony	Second	12`6" x 3`7"	Game Room	Basement	12`5" x 9`3"
Kitchen	Basement	14`0" x 12`7"	Laundry	Basement	4`8" x 3`2"
4pc Bathroom	Basement	8`0" x 5`0"	Bedroom	Basement	11`11" x 8`9"
Bedroom	Basement	11`11" x 8`8"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-2**
 Legal Desc: **0513556**

Remarks

Pub Rmks: **This is the one you've been waiting for! Introducing a stunning 5 BED 4 FULL BATHROOM residence that is sure to blow you away with its usage of space, remarkable design and plethora of upgrades which make it perfect for your family or as an investment. Some of this homes many wonderful features include a 2 bedroom LEGAL BASEMENT suite with separate entrance, a SPICE KITCHEN on your main floor to help with all your cooking needs and even a balcony off of your master bedroom to enjoy a nice cup of coffee on those brisk Calgary mornings. Once you enter starting on the main floor you have an open and inviting feel guiding you from the living room through the formal dining area to a chefs dream with not only the kitchen but also spice kitchen in the back with durable cabinets and granite countertops. Now going upstairs you have 3 very generously sized bedrooms including a master bedroom that feels nothing short of a paradise with its size, 4-piece ensuite washroom, walk-in closet, and balcony overlooking the front of the property. Last but not least you have your legal basement suite which is perfect for bringing in extra income or using as a spare area and it includes its own separate entrance, SEPERATE LAUNDRY, kitchen and encases 2 good sized bedrooms. In the backyard you have a huge extra storage shed and an oversized double garage perfect for fitting any 2 cars and anything you might have to store away. Being in the vibrant and highly accessible community of Taradale this home is located less than 5 minutes away from local grocery stores, shops, bus stops, and schools and is perfect for anyone looking to get into the market. Call your favorite agent to book a showing today before its gone!**

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

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