



THE
A-TEAM

**RE/MAX
FIRST**

287 TARALAKE Terrace, Calgary T3J 0A1

MLS® #: **A2169907**

Area: **Taradale**

Listing Date: **10/01/24**

List Price: **\$599,804**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,480**
Low Sqft:
Ttl Sqft: **1,480**

Lot Information

Lot Sz Ar: **3,250 sqft**
Lot Shape:

DOM

81
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,Garden**
Park Feat: **Alley Access,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
Int Feat: **Granite Counters,Open Floorplan**
Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------|----------|----------------|
| Living Room | Main | 18`11" x 14`5" |
| Dining Room | Main | 14`8" x 10`4" |
| Bedroom - Primary | Upper | 13`2" x 14`6" |
| Bedroom | Upper | 9`6" x 10`3" |
| 3pc Ensuite bath | Upper | 5`6" x 8`2" |
| Game Room | Basement | 17`11" x 24`1" |
| 4pc Bathroom | Basement | 4`11" x 7`9" |

| Room | Level | Dimensions |
|----------------------|----------|---------------|
| Kitchen | Main | 14`1" x 10`6" |
| 2pc Bathroom | Main | 3`0" x 7`5" |
| Bedroom | Upper | 9`1" x 11`9" |
| 4pc Bathroom | Upper | 6`8" x 8`0" |
| Furnace/Utility Room | Basement | 6`0" x 7`1" |
| Bedroom | Basement | 12`6" x 9`4" |

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0513556

Remarks

Pub Rmks: **This stunning, fully renovated home is located in the highly sought-after community of Taradale, directly across from a beautiful green space. It offers the perfect balance of modern style, functionality, and convenience, making it a must-see. Positioned just minutes away from three major Calgary schools, including one across the playground, and close to the Saddletowne Circle, where you'll find shopping, a pharmacy, banks, and more, this home is surrounded by bike and walking paths, as well as playgrounds—ideal for family living. As soon as you step inside, the open-concept layout and modern finishes welcome you. The main floor features gorgeous Luxury Vinyl Plank (LVP) flooring and upgraded knockdown ceilings throughout. The dining room flows into a sleek, elegant kitchen boasting a large island with quartz countertops, plenty of cupboard space, and a custom-built breakfast or study table—perfect for both casual meals and work-from-home needs. Upstairs, you'll find 3 spacious bedrooms, including a master bedroom with a private ensuite, along with a separate 4-piece bath. The fully finished basement, featuring 9-foot ceilings, offers even more living space, with a large family room, a kitchen (with rough-ins for an oven, range hood, and washer/dryer), a bedroom, and a 4-piece bathroom. This home presents a rare opportunity to enjoy a beautifully renovated space in a fantastic location. Offering great value and a prime location, this property won't last long.**

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

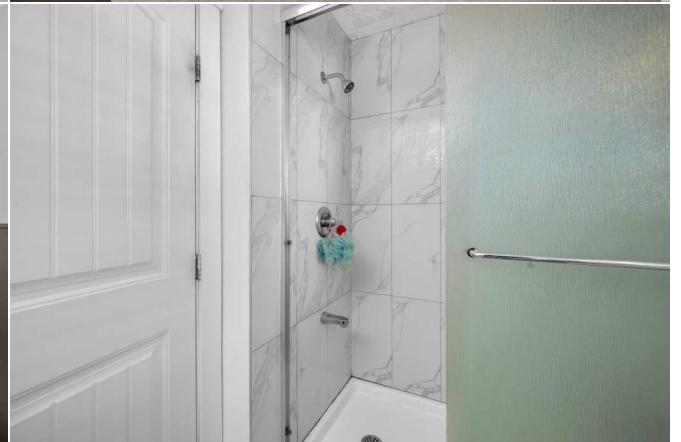
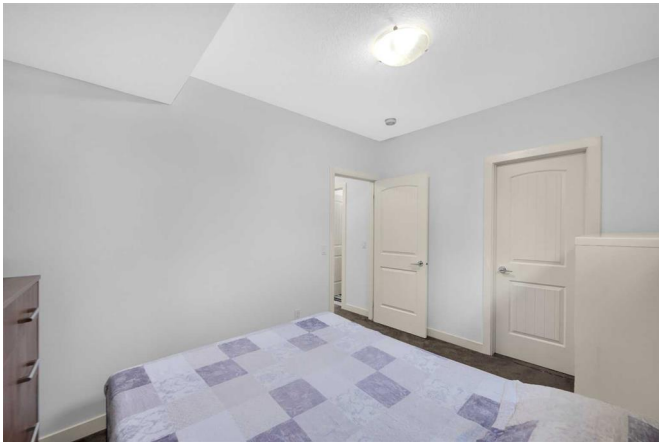
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

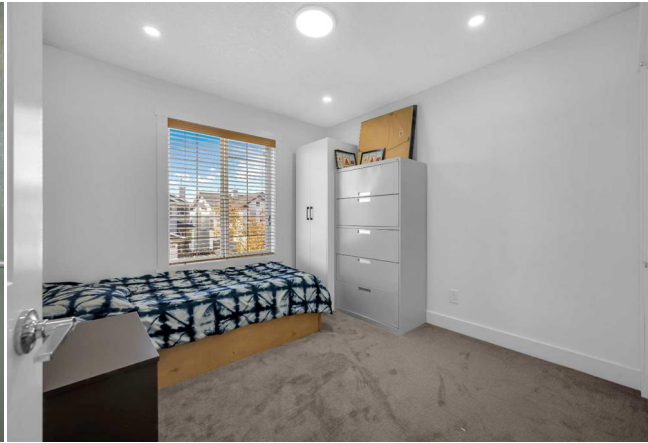
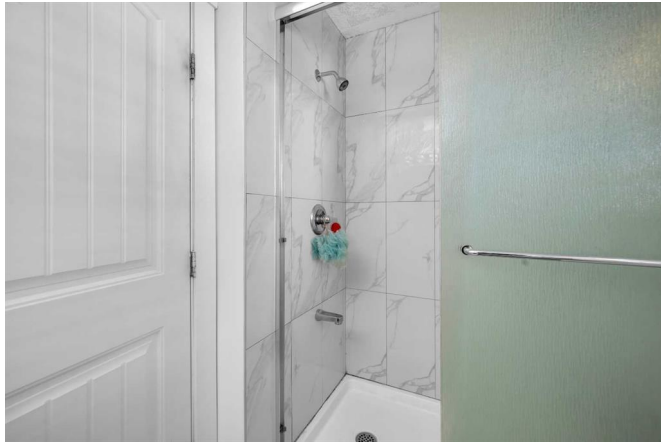












287 Taralake Terrace NE, Calgary, AB

Basement (Below Grade) Exterior Area 653.76 sq ft
Interior Area 592.00 sq ft



PREPARED: 2024/09/29



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

287 Taralake Terrace NE, Calgary, AB

Main Floor Exterior Area 730.31 sq ft
Interior Area 682.20 sq ft



PREPARED: 2024/09/29



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287 Taralake Terrace NE, Calgary, AB

Upper Floor Exterior Area 750.22 sq ft
Interior Area 632.27 sq ft



PREPARED: 2024/09/29



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