



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**591 TARALAKE Way, Calgary T3J 0J1**

MLS®#: **A2176513**      Area: **Taradale**      Listing **10/30/24**      List Price: **\$859,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2008**  
Lot Information  
 Lot Sz Ar: **3,648 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,379**  
 Low Sqft:  
 Ttl Sqft: **2,379**

DOM

**34**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Few Trees,Street Lighting,Other**  
 Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Door Opener**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**  
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island**  
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`9" x 4`10"
Foyer	Main	10`4" x 5`9"
Laundry	Main	6`3" x 9`2"
Office	Main	10`8" x 10`3"
5pc Ensuite bath	Upper	10`8" x 13`3"
Bedroom	Upper	10`1" x 9`7"
Family Room	Upper	17`10" x 15`1"

Room	Level	Dimensions
Dining Room	Main	11`9" x 6`0"
Kitchen	Main	9`6" x 18`8"
Living Room	Main	11`2" x 18`7"
4pc Bathroom	Upper	9`4" x 4`10"
Bedroom	Upper	10`0" x 11`9"
Bedroom	Upper	10`2" x 9`4"
Bedroom - Primary	Upper	11`0" x 19`2"

4pc Bathroom  
Bedroom  
Game Room

Basement  
Basement  
Basement

4`10" x 7`8"  
10`8" x 11`11"  
10`9" x 18`3"

Bedroom  
Kitchen  
Furnace/Utility Room

Basement  
Basement  
Basement

10`8" x 11`10"  
11`4" x 9`3"  
12`2" x 8`10"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R-G

0811395

Remarks

Pub Rmks:

**Virtual tour available. Welcome to this exquisite front garage property in the desired and established community of Taradale in Calgary NE. This property is perfectly located in on most desired location and features a total of 5 Bedrooms with 3.5 Washrooms and separate entry to LEGAL 2 bed basement with 3295 Sq ft of living area. Upon arrival, you are greeted by a foyer with beautiful flooring and a spacious main floor office/flex room with large window and 9' ceilings that sprawl into the open concept main floor. The open space features a gorgeous kitchen with extended upper cabinets, pot and pan drawers, quartz counters, corner pantry, and long kitchen island. The living room features large windows with natural gas fireplace. The dining area is bright and hosts an oversized table and opens to the backyard with deck and landscaped back yard. The upper level features a large front bonus room and 4 big size bedrooms. The primary bedroom has a large walk-in closet and beautiful 5 piece ensuite with dual vanity sinks, standing shower and soaker tub. Other 3 bedrooms have large closets. Other 3 bedrooms comes with closet and have a common 4 piece bathroom. The beautiful Legal 2 Bed basement with separate side entrance with 2 big bedrooms with walk in closets, 4 piece washroom, Decent full size kitchen and a big recreational area. Basement also has a stand up washer/dryer room. Taradale is family friendly neighborhood host shopping plaza, parks, pond and schools. Lots of amenities nearby which includes Tim Hortons, restaurants, walking path around pond, public transit, schools and grocery stores. This is your opportunity !!**

Inclusions:  
Property Listed By:

NA  
CIR Realty

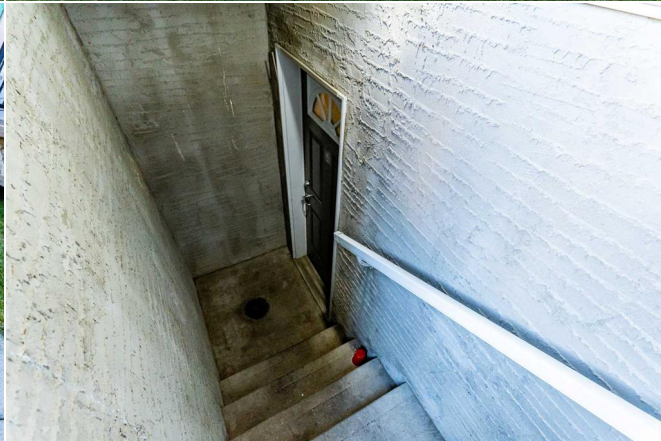
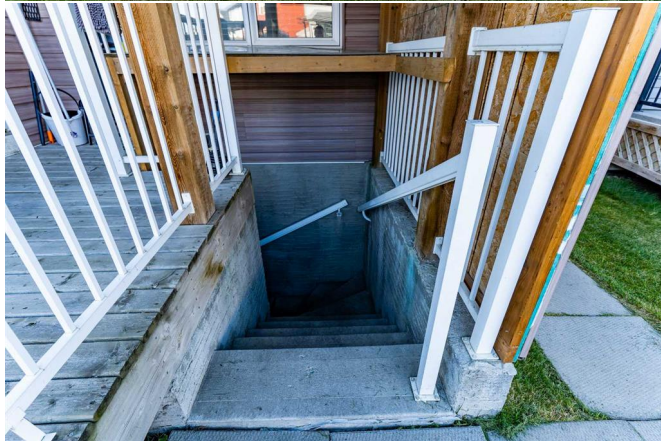
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











**591 Taralake Way NE, Calgary, AB**

Main Floor Exterior Area 1340.03 sq ft  
Interior Area 843.03 sq ft  
Excluded Area 382.04 sq ft



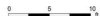
PREPARED: 2024/10/11



White regions are excluded from total floor area in GUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**591 Taralake Way NE, Calgary, AB**

1st Floor Exterior Area 1320.13 sq ft  
Interior Area 1287.03 sq ft



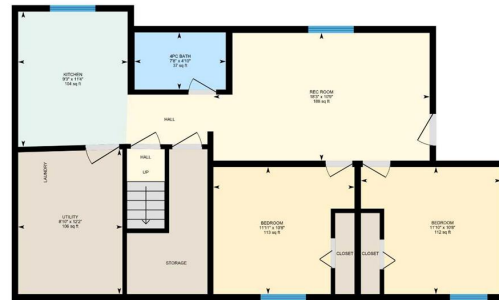
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**591 Taralake Way NE, Calgary, AB**

Basement (Below Grade) Exterior Area 314.00 sq ft  
Interior Area 543.03 sq ft



PREPARED: 2024/10/11



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