



THE
A-TEAM

**RE/MAX
FIRST**

27 TARALAKE Street, Calgary T3J0J4

MLS®#: **A2177003**

Area: **Taradale**

Listing Date: **11/02/24**

List Price: **\$779,000**

Status: **Pending**

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: **4,284 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Level**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,161**

Low Sqft:

Ttl Sqft: **2,161**

DOM

18

Layout

Beds: **6 (4 2)**

Baths: **3.0 (2 2)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Playground**

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`11" x 9`7"
Family Room	Main	10`0" x 14`10"
Bonus Room	Upper	11`9" x 7`8"
Bedroom	Upper	10`11" x 9`7"
Bedroom	Upper	14`9" x 13`6"
Bedroom - Primary	Upper	11`9" x 12`11"
Bedroom	Basement	10`10" x 8`9"

Room	Level	Dimensions
Dining Room	Main	15`2" x 7`11"
2pc Bathroom	Main	5`5" x 5`7"
Bedroom	Upper	10`11" x 9`6"
4pc Bathroom	Upper	10`11" x 4`11"
5pc Ensuite bath	Upper	10`11" x 8`11"
Bedroom	Basement	10`9" x 12`2"
2pc Bathroom	Basement	7`7" x 4`11"

Family Room

Basement

18`0" x 13`9"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-G

0713555

Remarks

Pub Rmks:

LEGAL SUITE LEGAL SUITE!! This elegantly designed 2-story house features soaring high ceilings, abundant natural light, and stunning hardwood floors throughout the spacious open-concept living and dining areas. Welcome to this BEAUTIFUL HOME with a fully finished Legal Suite and separate entrance. Upon entering you are welcome with high ceilings, where you find guest room with formal dining area. The main level comes with a 2 piece bathroom and laundry room. A nice spacious living room with a big kitchen and pantry. The backyard is really big and spacious with a deck and lots of space to play and garden. Walking up to the upper floor you will find 4 bedrooms and 2 baths, including 1 master bedroom with 5pc ensuite bath and a walk-in closet. There is also another bonus room upstairs for office setup or play area. The (LEGAL) basement has 2 bedrooms, 1 full 4pc bath and a full size kitchen. It is CURRENTLY RENTED FOR 1500+UTILITIES/MONTHLY. It is very close to schools, transit, bus stops, shopping centre, playgrounds and easy access to all other major amenities. This property is a MUST SEE! Call to book your personal viewing TODAY!!

Inclusions:

Property Listed By:

NA

RE/MAX Complete Realty

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









