



THE
A-TEAM

**RE/MAX
FIRST**

355 TARALAKE Way #226, Calgary T3J 0M1

MLS®#: **A2178647**

Area: **Taradale**

Listing Date: **11/18/24**

List Price: **\$309,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **966**
Low Sqft:
Ttl Sqft: **966**

Underground

DOM

15

Layout

Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction: **Brick,Vinyl Siding**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 7`5"	4pc Bathroom	Main	8`9" x 5`0"
Bedroom	Main	12`5" x 11`2"	Bedroom	Main	10`3" x 11`6"
Dining Room	Main	12`0" x 12`11"	Kitchen	Main	7`6" x 12`10"
Laundry	Main	8`10" x 4`0"	Living Room	Main	11`9" x 14`9"

Legal/Tax/Financial

Condo Fee:
\$617

Title:
Fee Simple

Zoning:
M-2 d133

Fee Freq:
Monthly

Legal Desc: **1310048**

Remarks

Pub Rmks: **Welcome home to this beautiful corner unit 966.51 sq ft. One of the larger floor plans in the building these 2 beds, 2 baths + den features a very functional open floor plan with a Great sized Balcony & no Neighbours in front. This fully upgraded 2 bed and 2 bathroom and den condo with titled U/G parking is sure to impress! Corner end unit (lots of extra windows and sun) and one of the largest floor plans in the building! The spacious kitchen features granite countertops, stainless steel appliances and a breakfast bar that is perfect for entertainment, while opening up to your dining area. The spacious master bedroom features a walk-through closet that leads into the upgraded 3-piece ensuite bath with a full standup shower with glass doors! On the other side of the unit is where the spacious second bedroom is located along with your main bathroom! The other full bathroom is located just outside the second bedroom and has tub and shower. The multi-functional den space could be purposed in numerous ways including as a home office, additional rec space or even a smaller workout room! The unit also boasts a spacious in-unit laundry room that can offer some additional storage space as well! This unit has been well maintained and is a pet and smoke free unit! This well-maintained unit is located in a friendly neighborhood, backs onto green space and conveniently located to all your amenities, grocery stores, schools and easy access to Stoney Trail. Come check it out and enjoy living in the wonderful community of Taradale!**

Inclusions:
Property Listed By: **None
Coldwell Banker YAD Realty**

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





