



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**332 TARALAKE Terrace, Calgary T3J 0A1**

MLS®#: **A2180740**

Area: **Taradale**

Listing Date: **11/22/24**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2005**

Lot Information

Lot Sz Ar: **3,444 sqft**  
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **1,919**  
Low Sqft:  
Ttl Sqft: **1,919**

DOM

**71**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony,Private Yard**

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

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Washer/Dryer**  
Int Feat: **No Animal Home,No Smoking Home,Pantry,Separate Entrance,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	8`4" x 6`9"	Entrance	Main	7`3" x 3`6"
2pc Bathroom	Main	5`6" x 5`3"	Living Room	Main	15`1" x 13`8"
Laundry	Main	5`5" x 3`2"	Dining Room	Main	11`1" x 11`7"
Family Room	Main	11`11" x 13`1"	Pantry	Main	3`9" x 3`9"
Bedroom - Primary	Upper	17`11" x 13`9"	Bonus Room	Upper	12`1" x 11`9"
4pc Ensuite bath	Upper	12`0" x 10`11"	Walk-In Closet	Upper	5`8" x 5`7"
4pc Bathroom	Upper	7`11" x 4`11"	Bedroom	Upper	11`4" x 10`10"

Bedroom  
Laundry  
Game Room  
Bedroom

Upper  
Basement  
Basement  
Basement

10`9" x 11`3"  
11`3" x 8`6"  
13`1" x 16`3"  
13`2" x 9`7"

Balcony  
4pc Bathroom  
Kitchen  
Bedroom

Legal/Tax/Financial

Upper  
Basement  
Basement  
Basement

5`8" x 4`9"  
7`10" x 5`2"  
7`5" x 6`0"  
10`2" x 8`5"

Title:  
**Fee Simple**  
Legal Desc:

**0513556**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Welcome to 332 Taralake Terrace NE! This beautifully maintained home offers a perfect blend of functionality and charm. Featuring 3 bedrooms and 3.5 bathrooms, this property is ideal for families. The master suite includes a private BALCONY and a luxurious JACUZZI (JETTED) TUB, perfect for relaxing after a long day. The main floor boasts a warm and inviting living room with a GAS-POWERED FIREPLACE, while the hardwood flooring in the kitchen adds a touch of elegance. The home also comes with an attached double garage to meet all your storage needs. The fully developed basement includes a RENTABLE ILLEGAL SUITE with 2 bedrooms, a kitchen, SEPARATE ENTRANCE, and its own SEPARATE LAUNDRY, making it an excellent option for additional income or multi-generational living. This property has been extensively upgraded, including: Brand-new 30-YEAR IKO ASPHALT SHINGLE ROOF Durable NEW VINYL SIDING Updated CHIMNEY COVER & ROOF VENT COVERS Concrete CARPORT ADDITION to the driveway, offering 3-CAR PARKING CONCRETE WALKWAY surrounding the property and a CONCRETE LANDING PAD in the backyard Additional features include ZEBRA BLINDS, CURTAINS, & DRAPES on all windows, built-in shelving in the garage, and a freshly repainted walk-in closet in the master ensuite. Located in the vibrant neighborhood of Taradale, this home is a stone's throw from Taradale School (CBE), close to public transit, the Genesis Centre, and convenient grocery stores like Chalo FreshCo. Home is now Vacant quick possession available Don't miss the opportunity to call this incredible property your home! Schedule your showing today with your favourite Realtor!**

Inclusions:  
Property Listed By:

**N/A**  
**Diamond Realty & Associates LTD.**

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

















