



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**23 TARALAKE Lane, Calgary T3J 0E7**

MLS® #: **A2181635**

Area: **Taradale**

Listing Date: **11/29/24**

List Price: **\$649,999**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 21-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2007**

Lot Information

Lot Sz Ar: **3,831 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane, Pie Shaped Lot**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,598**  
Low Sqft:  
Ttl Sqft: **1,598**

DOM

**54**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>11`9" x 18`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`3" x 9`5"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`9" x 15`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`9" x 10`11"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>16`11" x 11`10"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`3" x 8`9"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`6" x 5`7"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>8`11" x 7`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`6" x 13`8"</b>
<b>3pc Bathroom</b>	<b>Second</b>	<b>6`6" x 8`5"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0710668**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Welcome to this elegant and well maintained two story home in the sought after community of Taralake. Built in 2007, this 1600 sq ft gem features 3 spacious bedrooms, 2.5 bathrooms, bonus room and a double front attached garage. The home greets you with a bright and open layout, highlighted by beautiful hardwood floors that flow from the large front foyer into the kitchen and dining nook, while ceramic tile adds a touch of sophistication at the garage entry and in all bathrooms. The functional kitchen, complete with an island and breakfast bar, opens onto a sunny nook and a cozy great room featuring a gas fireplace with a tasteful tile surround and maple mantle. Upstairs, you will find a generously sized master bedroom with a private ensuite, two additional bedrooms, and a large bonus room perfect for a family lounge or office space. This home also offers the convenience of main floor laundry, a powder room, and a sunny south facing backyard ideal for outdoor relaxation. Close to schools, parks, shopping, and public transit, this home offers incredible value in a family friendly neighborhood. Do not miss your chance to call this stunning property home schedule your viewing today!**

Inclusions:  
Property Listed By: **n/a**  
**eXp Realty**

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









