



THE
A-TEAM

**RE/MAX
FIRST**

23 TARALAKE Lane, Calgary T3J 0E7

MLS® #: **A2181635** Area: **Taradale** Listing **11/29/24** List Price: **\$620,999**
 Status: **Active** County: **Calgary** Date: Change: **-\$9k, 21-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2007** Abv Sqft: **1,598**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,831 sqft** Ttl Sqft: **1,598**
 Lot Shape:

DOM

146
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`9" x 18`11"	Kitchen	Main	11`3" x 8`9"
Dining Room	Main	11`3" x 9`5"	2pc Bathroom	Main	5`6" x 5`7"
Bedroom - Primary	Second	11`9" x 15`11"	3pc Ensuite bath	Second	8`11" x 7`2"
Bedroom	Second	9`9" x 10`11"	Bedroom	Second	11`6" x 13`8"
Bonus Room	Second	16`11" x 11`10"	3pc Bathroom	Second	6`6" x 8`5"

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









