

22 TARALAKE Cape, Calgary T3J 0J1

12/11/24 MLS®#: A2183141 Area: Taradale Listing List Price: **\$1,339,900**

Status: Active County: Calgary Change: -\$10k, 15-Jan Association: Fort McMurray

Date:

General Information

Prop Type: Sub Type: Detached City/Town:

Year Built: Lot Information

Lot Sz Ar: Lot Shape: Residential

Calgary Finished Floor Area 2009 Abv Saft:

Low Sqft:

10,397 sqft Ttl Sqft: 3,113

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

42

6 Ttl Park: 3 Garage Sz:

6 (42)

5.0 (5 0)

2 Storey

Access:

Lot Feat: Backs on to Park/Green Space, City Lot, Cleared, Creek/River/Stream/Pond, Cul-De-Sac, Garden, Landscaped, Pie

3,113

Shaped Lot, Sloped Down, Views

Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: Forced Air, Natural Gas, Solar

Sewer:

Ext Feat: Balcony, BBQ gas line, Private Entrance, Private

Yard, Storage

Construction:

Brick, Stucco, Wood Frame

Flooring:

Carpet, Ceramic Tile, Hardwood

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Int Feat: Built-in Features, Ceiling Fan(s), Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate

Entrance, Storage, Walk-In Closet(s), Wired for Sound

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	5`0" x 8`5"	Dining Room	Main	9`6" x 20`9"
Family Room	Main	17`3" x 17`9"	Kitchen	Main	10`6" x 17`10"
Living Room	Main	15`6" x 19`2"	Office	Main	10`5" x 10`6"
3pc Bathroom	Second	10`1" x 4`11"	4pc Ensuite bath	Second	15`6" x 7`3"
4pc Ensuite bath	Second	8`8" x 12`0"	Bedroom	Second	16`8" x 15`0"
Bedroom	Second	19`5" x 12`7"	Bedroom	Second	13`0" x 14`11"

Loft Second 14`1" x 9`6" **Bedroom - Primary** 7`10" x 5`10" 4pc Bathroom Basement **Bedroom Bedroom** Basement 10`11" x 9`11" **Dining Room** 13`3" x 11`4" Kitchen **Basement Game Room Furnace/Utility Room Basement** 13`7" x 8`5"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: **0811395**

Remarks

Pub Rmks:

Energy-Efficient Custom Home in Taralake, Calgary - Backing Onto a Pond Welcome to this stunning custom-built walkout home in the heart of Taralake, Calgary, Northeast. Nestled on a spacious 10,000-square-foot lot in a quiet cul-de-sac, this energy-efficient home is equipped with solar panels, combining luxury and sustainability. With serene pond views, ample living space, and modern amenities, this property is perfect for families seeking elegance and convenience. The striking stucco exterior and heated triple-car garage set the stage for what lies inside. A grand double-door entrance leads into a thoughtfully designed main floor. Here, you'll find a spacious living room and a cozy family room, both bathed in natural light. The centered staircase is a beautiful focal point, and the open-concept kitchen, complete with modern appliances, abundant cabinetry, and a large dining area, is perfect for entertaining. The main floor also features a full bathroom and an office that can easily double as an additional bedroom. Upstairs, the home boasts four generously sized bedrooms, three of which are master suites with ensuite bathrooms, ensuring comfort and privacy for everyone. A versatile bonus area adds extra space for a home office, playroom, or lounge. The fully developed walkout basement provides even more living options, with two bedrooms, a full kitchen, and a bathroom. This space is ideal for guests, extended family, or as a rental opportunity. The basement opens to a backyard that backs onto a tranquil pond, creating a serene outdoor retreat. Enjoy the views from the tech-ball deck or host gatherings in this picturesque setting. Additional features include a convenient storage house in the backyard and a front posh that enhances curb appeal. The heated garage offers ample parking and storage space, making it perfect for families with multiple vehicles. This prime location is within walking distance of parks, playgrounds, schools, and shopping centers, offering the best of suburban living with urban convenience

Second

Basement

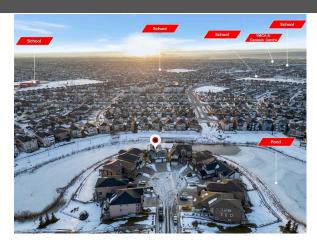
Basement

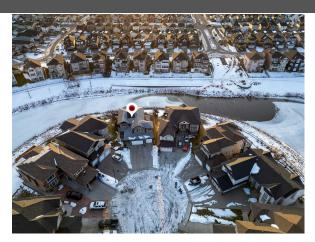
Basement

Inclusions:

Property Listed By: Century 21 Bravo Realty

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







14`11" x 17`0"

22`10" x 20`6"

11`1" x 9`9"

9`4" x 10`6"

