



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**405 TARALAKE Landing, Calgary T3J0A6**

MLS®#: **A2183446**

Area: **Taradale**

Listing Date: **12/13/24**

List Price: **\$849,786**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **7,330 sqft**  
Lot Shape:

Access:

Lot Feat: **Backs on to Park/Green Space**  
Park Feat: **Double Garage Attached**

DOM

**50**  
Layout  
Beds: **5 (4 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Fire Pit,Garden,Playground**

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

Kitchen Appl: **Dishwasher,Gas Stove,Refrigerator,Washer/Dryer**  
Int Feat: **Kitchen Island**  
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Upper	16`6" x 11`11"
5pc Ensuite bath	Upper	12`7" x 10`6"
Bedroom	Upper	10`3" x 9`7"
3pc Bathroom	Upper	9`5" x 4`10"
Kitchen	Main	14`5" x 10`0"
Living Room	Main	15`8" x 12`10"
2pc Bathroom	Main	4`8" x 4`10"

Room	Level	Dimensions
Walk-In Closet	Upper	5`4" x 6`4"
Bedroom	Upper	10`4" x 9`7"
Bedroom	Upper	10`4" x 9`8"
Bonus Room	Upper	15`4" x 17`11"
Dining Room	Main	11`11" x 6`0"
Office	Main	10`10" x 10`4"
Laundry	Main	9`3" x 6`0"

**Entrance  
Bedroom  
Furnace/Utility Room**

**Main  
Basement  
Basement**

**10`7" x 5`10"  
9`8" x 8`10"  
6`3" x 8`11"**

**Game Room  
3pc Bathroom**

**Basement  
Basement**

**21`8" x 23`8"  
7`9" x 6`9"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0513393**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**The walkout basement includes Separate entrance 1 Bedroom with Full washroom a home theatre Bar Welcome to your new home located in the community of Taradale! This is a beautiful Pie lot, backing to a pond. This 5-bedrooms, 3.5 bath will amaze you!! Once you walk into the home, you are welcomed with a huge entrance that opens into a spacious living room and a kitchen with many upgrades like granite counters, large island and beautiful light fixtures. The main floor also includes a large office/computer room which can also be transformed into an extra bedroom. There is a front double garage and the backyard includes fireplace, gazebo, and a gas line to host family BBQs. On the upper level you will find 4 large bedrooms and 2 full baths and a large Bonus room. The Master Bedroom features a 5 pc ensuite. Don't miss out on a chance to find your dream home!**

Inclusions:  
Property Listed By:

**N/A  
RE/MAX House of Real Estate**

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





















