



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**631 TARALAKE Way, Calgary T3J0J2**

MLS® #: **A2183991**

Area: **Taradale**

Listing Date: **12/19/24**

List Price: **\$989,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2009**

Lot Information

Lot Sz Ar: **4,876 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,679**  
Low Sqft:  
Ttl Sqft: **2,679**

DOM

**119**

Layout

Beds: **6 (5 1 )**  
Baths: **5.0 (5 0)**  
Style: **2 Storey**

Parking

Ttl Park: **6**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Level**  
Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Stucco**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garburator,Gas Stove,Microwave,Range Hood,Washer/Dryer**  
Int Feat: **Granite Counters,High Ceilings,Jetted Tub**  
Utilities:

Room Information

| <u>Room</u>              | <u>Level</u> | <u>Dimensions</u>     |
|--------------------------|--------------|-----------------------|
| <b>Dining Room</b>       | <b>Main</b>  | <b>9`11" x 10`2"</b>  |
| <b>Entrance</b>          | <b>Main</b>  | <b>8`5" x 8`8"</b>    |
| <b>3pc Ensuite bath</b>  | <b>Main</b>  | <b>8`6" x 4`11"</b>   |
| <b>Family Room</b>       | <b>Main</b>  | <b>10`11" x 15`6"</b> |
| <b>Spice Kitchen</b>     | <b>Main</b>  | <b>9`8" x 5`3"</b>    |
| <b>Pantry</b>            | <b>Main</b>  | <b>5`2" x 2`6"</b>    |
| <b>Bedroom - Primary</b> | <b>Upper</b> | <b>14`5" x 16`0"</b>  |

| <u>Room</u>             | <u>Level</u> | <u>Dimensions</u>     |
|-------------------------|--------------|-----------------------|
| <b>Living Room</b>      | <b>Main</b>  | <b>9`10" x 10`10"</b> |
| <b>Laundry</b>          | <b>Main</b>  | <b>10`8" x 4`11"</b>  |
| <b>Bedroom</b>          | <b>Main</b>  | <b>10`6" x 9`11"</b>  |
| <b>Nook</b>             | <b>Main</b>  | <b>9`11" x 8`11"</b>  |
| <b>Kitchen</b>          | <b>Main</b>  | <b>13`3" x 13`9"</b>  |
| <b>Bonus Room</b>       | <b>Upper</b> | <b>10`1" x 13`5"</b>  |
| <b>5pc Ensuite bath</b> | <b>Upper</b> | <b>13`8" x 7`10"</b>  |

Walk-In Closet  
4pc Ensuite bath  
Walk-In Closet  
Bedroom  
Walk-In Closet  
Furnace/Utility Room  
Office

Upper  
Upper  
Upper  
Upper  
Basement  
Basement  
Basement

7`3" x 6`4"  
10`7" x 4`11"  
5`8" x 5`0"  
12`10" x 14`7"  
6`1" x 7`6"  
6`10" x 11`0"  
13`9" x 9`8"

Bedroom  
Bedroom  
4pc Ensuite bath  
Walk-In Closet  
Bedroom  
4pc Bathroom  
Living/Dining Room Combination

Upper  
Upper  
Upper  
Upper  
Basement  
Basement  
Basement

10`6" x 10`11"  
10`6" x 11`0"  
5`10" x 8`3"  
4`2" x 5`8"  
13`9" x 10`4"  
4`11" x 9`10"  
27`4" x 15`9"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1010406**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Absolutely Stunning fully developed Estate Home with over 3700 sq ft of living space loaded with upgrades. The main floor offers a very open floor plan, family room with fireplace and built-in wall unit, 9 ft ceiling, formal living room, den/bedroom, 3 piece bathroom, large kitchen with granite counter tops, upgraded stainless steel appliances including a high quality gas range, and pantry also a spice kitchen with electric stove in it. The stairs with railing and iron spindles lead you upstairs to a large loft, 2 master bedrooms, each with ensuite and walk in closets. The other 2 bedrooms have a Jack & Jill bathroom. There is also a walk in linen closet with sink. The lower level has a walkout basement, full bathroom, large recreational room and huge bedroom (easily converted to 2 bedrooms) with 2 closets one has a large walkin. Built in Sound System!!! No problem for parking with a double attached garage and situated on a corner lot. There is another laundry hookups in the basement. New washer and Dryer in the laundry room. Call today to view this Exceptional Home!!!**

Inclusions:  
Property Listed By:

**N/A**  
**MaxValue Realty Ltd.**

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





















