



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** Finished Floor Area
 Year Built: **2009** Abv Sqft: **2,679**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,876 sqft** Ttl Sqft: **2,679**
 Lot Shape:

DOM

44
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** Construction: **Stucco**
 Heating: **Fireplace(s),Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Yard** 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

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	9`11" x 10`2"	Living Room	Main	9`10" x 10`10"
Entrance	Main	8`5" x 8`8"	Laundry	Main	10`8" x 4`11"
3pc Ensuite bath	Main	8`6" x 4`11"	Bedroom	Main	10`6" x 9`11"
Family Room	Main	10`11" x 15`6"	Nook	Main	9`11" x 8`11"
Spice Kitchen	Main	9`8" x 5`3"	Kitchen	Main	13`3" x 13`9"
Pantry	Main	5`2" x 2`6"	Bonus Room	Upper	10`1" x 13`5"
Bedroom - Primary	Upper	14`5" x 16`0"	5pc Ensuite bath	Upper	13`8" x 7`10"

Walk-In Closet	Upper	7`3" x 6`4"	Bedroom	Upper	10`6" x 10`11"
4pc Ensuite bath	Upper	10`7" x 4`11"	Bedroom	Upper	10`6" x 11`0"
Walk-In Closet	Upper	5`8" x 5`0"	4pc Ensuite bath	Upper	5`10" x 8`3"
Bedroom	Upper	12`10" x 14`7"	Walk-In Closet	Upper	4`2" x 5`8"
Walk-In Closet	Basement	6`1" x 7`6"	Bedroom	Basement	13`9" x 10`4"
Furnace/Utility Room	Basement	6`10" x 11`0"	4pc Bathroom	Basement	4`11" x 9`10"
Office	Basement	13`9" x 9`8"	Living/Dining Room Combination	Basement	27`4" x 15`9"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **1010406**

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: **N/A**
 Property Listed By: **MaxValue Realty Ltd.**

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











