



THE
A-TEAM

**RE/MAX
FIRST**

61 TARALAKE Manor, Calgary T3J0N3

MLS®#: **A2189886** Area: **Taradale** Listing **01/23/25** List Price: **\$799,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2011**
Lot Information
 Lot Sz Ar: **3,562 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,356**
 Low Sqft:
 Ttl Sqft: **2,356**

DOM

10
Layout
 Beds: **6 (4 2)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Level,Private,Rectangular Lot**
 Park Feat: **Concrete Driveway,Covered,Double Garage Attached,Garage Door Opener,Garage Faces Front,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Humidifier,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features,Granite Counters,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Pantry,Separate Entrance,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	Dining Room	Main	10`11" x 6`1"
Family Room	Main	14`4" x 14`11"	Foyer	Main	10`4" x 10`0"
Kitchen	Main	12`6" x 14`7"	Living Room	Main	12`7" x 13`11"
Den	Main	9`11" x 9`1"	4pc Bathroom	Upper	9`10" x 4`11"
4pc Ensuite bath	Upper	4`11" x 8`2"	5pc Ensuite bath	Upper	9`11" x 11`0"
Bedroom	Upper	10`0" x 11`11"	Bedroom	Upper	12`7" x 15`3"

Bedroom	Upper	9`11" x 12`0"	Den	Upper	12`7" x 17`10"
Laundry	Upper	6`7" x 7`0"	Bedroom - Primary	Upper	12`7" x 15`4"
4pc Bathroom	Basement	6`11" x 6`6"	Bedroom	Basement	9`11" x 10`0"
Kitchen	Basement	12`2" x 16`7"	Game Room	Basement	9`8" x 14`8"
Bedroom	Basement	10`0" x 11`0"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-G**
 Legal Desc: **1112666**

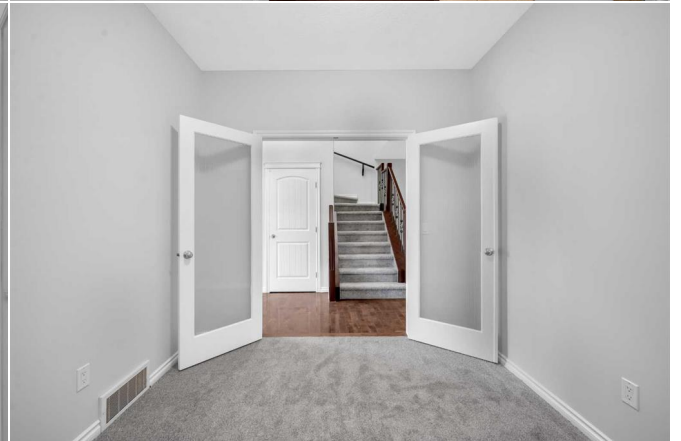
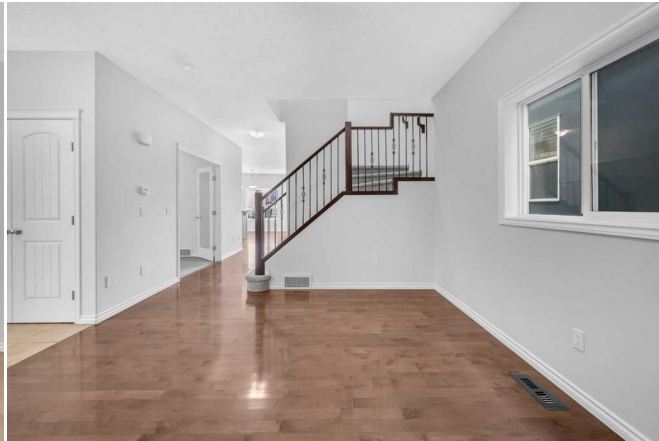
Remarks

Pub Rmks: **6 BEDS/ 4.5 BATHS/ DOUBLED ATTACHED GARAGE/ LEGAL SUITE WITH SEPARATE ENTRY. Backing onto a green space sits this beautiful, move-in ready 4+2 home. This legal basement suite comes with separate entrances and separate laundry creating a private sanctuary for a rental opportunity or multi-generational living. The main level is a perfect retreat for any busy family. Easily host large or more intimate dinner functions in the front-facing dining room. French doors lead to the enclosed den for a tucked away work, study, play or hobby space. The living room invites relaxation in front of the focal fireplace while fantastic built-ins house your media equipment. Show off your culinary prowess in the adjacent kitchen featuring stainless steel appliances, full-height cabinets, a pantry for extra storage and a Centre island with a raised breakfast bar. The breakfast nook effortlessly leads to the back deck encouraging a seamless indoor/outdoor lifestyle in the warmer months. A privately tucked away powder room completes this level. 4 above grade bedrooms and 3 full bathrooms are found on the upper level. The primary bedroom is a true owner's retreat thanks to the spacious size, large walk-in closet and luxurious ensuite boasting dual sinks, a jetted soaker tub and a separate shower. Adding to your convenience is upper level laundry, no need to haul loads up and down the stairs or share with the lower occupant. The legal suited basement (rented for \$1450/- month) is private from the upper levels with a separate entrance making it ideal for a tenant, extended family members or just more space. This level includes a kitchen, family room, 2 bedrooms , separate laundry and a full bathroom. A huge yard offers a ton of play space for kids and pets that carries on to the green space. Located in the family-oriented community of Taradale within walking distance to schools, parks, transit and miles of walking paths that wind around the ponds. This amazing location also takes advantage of the amenities in neighboring Saddletowne and Falcon Ridge including the always popular Genesis Centre. All this comes together to make for a spectacular home in an unbeatable location. Call to book private showing.**

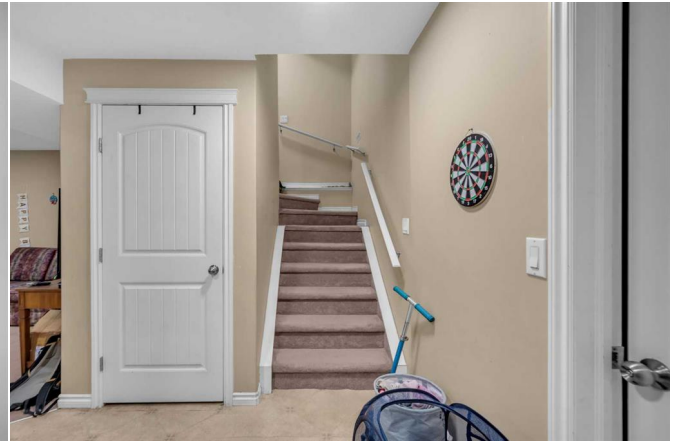
Inclusions: -
 Property Listed By: **RE/MAX Real Estate (Mountain View)**

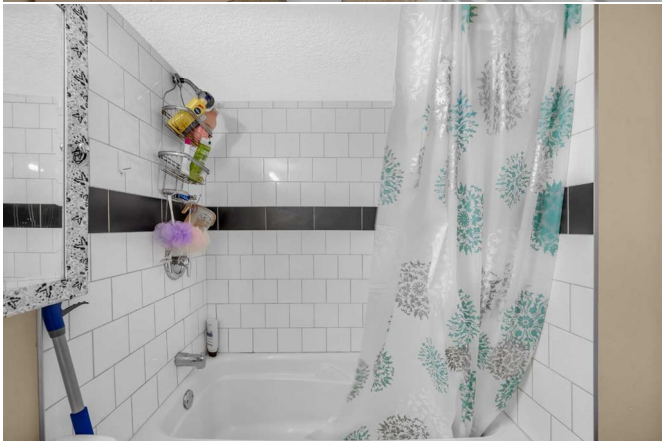
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













61 Taralake Mnr NE, Calgary, AB

Main Floor Exterior Area 1006.56 sq ft
Interior Area 1223.28 sq ft
Excluded Area 417.22 sq ft

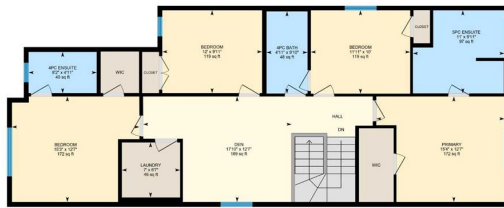


0 5 10 ft PREPARED: 2020/1/22

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

61 Taralake Mnr NE, Calgary, AB

Upper Floor Exterior Area 1350.34 sq ft
Interior Area 1253.18 sq ft



0 5 10 ft PREPARED: 2020/1/22

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