



THE
A-TEAM

**RE/MAX
FIRST**

228 TARALAKE Terrace, Calgary T3J0A2

MLS®#: **A2190153**

Area: **Taradale**

Listing Date: **01/24/25**

List Price: **\$799,999**

Status: **Active**

County: **Calgary**

Change: **-\$1, 25-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar: **3,702 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,231**
Low Sqft:
Ttl Sqft: **2,231**

DOM

9
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`0"	Dining Room	Main	13`6" x 10`0"
Kitchen	Main	11`3" x 22`6"	Living Room	Main	15`7" x 16`6"
4pc Bathroom	Upper	8`1" x 4`10"	5pc Ensuite bath	Upper	11`1" x 11`1"
Bedroom	Upper	11`8" x 10`6"	Bedroom	Upper	11`7" x 10`6"
Family Room	Upper	19`2" x 13`7"	Laundry	Upper	8`0" x 8`8"
Bedroom - Primary	Upper	13`0" x 13`0"	Walk-In Closet	Upper	11`9" x 5`7"
4pc Bathroom	Basement	11`8" x 5`0"	Bedroom	Basement	11`8" x 10`10"

Bedroom
Laundry
Furnace/Utility Room

Basement
Basement
Basement

9`11" x 9`5"
7`9" x 8`9"
7`1" x 12`4"

Kitchen
Game Room

Basement
Basement

10`4" x 6`3"
13`8" x 16`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0513556

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to this elegant 2 storey house backing onto green space nestled in the prestigious community of Taradale. A blend of traditional beauty & modern design with exceptional natural light throughout creating a beautiful aesthetic of livability. An open concept main floor offers den, family room with fireplace, kitchen with large island, adjacent dining area with a leading door to a tiered deck in the gorgeous fully fenced backyard providing year-round enjoyment. Upper level offers a decadent spa-inspired master ensuite, two more good sized bedrooms, full bathroom & a spacious bonus room exudes quality with not to be missed is the incredible balcony. Delightful lower level with a separate entrance (illegal suite) boasts two bedrooms, full bathroom, kitchen & family room. Curb appeal abounds for this charming house showcases diversity of living with an ease of access to all the amenities. Kindly book your private viewing today as this house must be seen to truly be appreciated for all that it is!**

Inclusions:
Property Listed By: **None**
PREP Realty

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













