



THE
A-TEAM

**RE/MAX
FIRST**

143 TARALAKE Way, Calgary T3J 0B1

MLS® #: **A2196478**

Area: **Taradale**

Listing Date: **02/22/25**

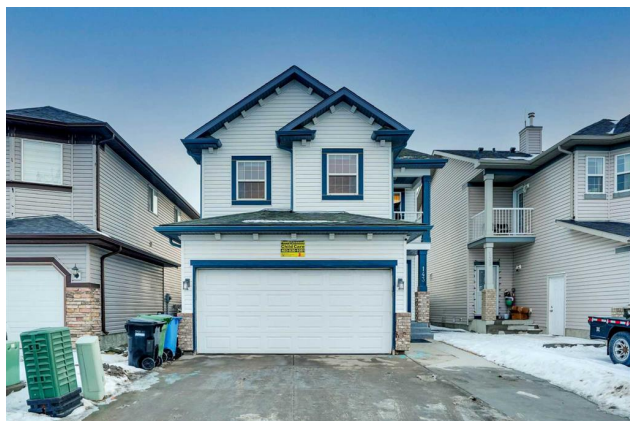
List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 31-Mar**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,573 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,749**
Low Sqft:
Ttl Sqft: **1,749**

DOM

55

Layout

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

Parking

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

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,Garden,Playground,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Range Hood,Refrigerator,Washer**
Int Feat: **Kitchen Island,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	16`5" x 18`10"
Kitchen	Main	36`4" x 36`1"
Living Room	Main	38`0" x 46`2"
4pc Ensuite bath	Second	26`3" x 16`2"
Bedroom	Second	55`9" x 43`6"
Bedroom - Primary	Second	39`4" x 50`4"
4pc Bathroom	Basement	28`5" x 17`0"

Room	Level	Dimensions
Dining Room	Main	37`6" x 47`4"
Laundry	Main	28`5" x 23`6"
4pc Bathroom	Second	28`5" x 17`0"
Bedroom	Second	36`8" x 29`9"
Bedroom	Second	36`8" x 29`9"
Walk-In Closet	Second	15`10" x 24`1"
Bedroom	Basement	42`11" x 39`8"

Living Room	Basement	45`5" x 32`10"	Kitchen Legal/Tax/Financial	Basement	39`4" x 16`8"
Title: Fee Simple		Zoning: R-G			
Legal Desc:		0513617		Remarks	
Pub Rmks:		Experience the perfect blend of modern style, functional design, and prime location in this beautifully updated home, ideally situated on a quiet street in the sought-after community of Taradale. With over 2,000 sq. ft of living space, this property provides exceptional space and flexibility for families, extended relatives, or rental income opportunities. From the moment you step inside, you'll appreciate the bright, airy interior and thoughtful layout. The main level boasts gleaming new ceramic tiles, fresh paint, and an open-concept living area that's filled with natural light from large, strategically placed windows. A cozy fireplace creates a warm focal point for gathering, while the impressive chef's kitchen showcases crisp white cabinetry, quartz countertops, and premium stainless steel appliances—including a gas range. Both the main level and basement have their own laundry facilities for maximum convenience. Upstairs, a generous primary retreat easily accommodates a king-sized bed and includes a 4-piece ensuite bath plus a walk-in closet. Three additional bedrooms and a well-appointed main bathroom ensure there's ample room for every member of the family. Below, the illegal basement suite is a standout feature, complete with one bedroom, one bath, and a living room. This private space is perfect for guests, in-laws, adult children, or tenants—an ideal mortgage helper that sets this property apart. Outside, enjoy the fully fenced backyard with lush landscaping and a deck, perfect for entertaining or quiet relaxation. Backing onto a playground, you'll have nature and privacy at your doorstep. Families will love the short walk to Our Lady Of Fatima School, and Ted Harrison School. Everyday essentials—like Chalo Freshco, restaurants, shops, and the LRT station—are a stroll away, and commuters will appreciate easy access to Stoney Trail. Make this beautifully modernized home your own today!			
Inclusions:		N/A			
Property Listed By:		First Place Realty			

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







