



THE
A-TEAM

**RE/MAX
FIRST**

147 TARALAKE Way, Calgary T3J0B1

MLS®#: **A2196916**

Area: **Taradale**

Listing Date: **02/24/25**

List Price: **\$709,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,788 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,697**
Low Sqft:
Ttl Sqft: **1,697**

DOM

0

Layout

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

Parking

Ttl Park: **2**
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,Natural Gas**
Sewer:
Ext Feat: **Balcony,Playground**

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

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer,Water Purifier**
Int Feat: **No Animal Home,No Smoking Home,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Upper	13`2" x 12`11"
Bedroom	Upper	9`5" x 9`9"
2pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Basement	8`3" x 8`9"

Room	Level	Dimensions
Bedroom	Upper	9`5" x 9`9"
Bonus Room	Upper	16`10" x 13`8"
4pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Basement	8`3" x 10`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0513617

Zoning:
R-G

Remarks

Pub Rmks: **Superb family home, With a well designed 2 bedroom legal suite ,Large kitchen area ,Bright and open living room, Backing onto a park!. Good size bedrooms plus bonus room and a balcony. Ideal home for a growing family, bright and open. Steps away from school.**

Inclusions: **N/A**

Property Listed By: **MaxWell Canyon Creek**

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











