99 Taralake Way NE Calgary, Alberta

Forced Air

Laminate, Vinyl

Asphalt Shingle

Poured Concrete

Vinyl Siding, Wood Frame

Heating:

Floors:

Roof:

Basement:

Foundation:

Exterior:

MLS # A2200570



\$729,900

| Division: | Taradale | | |
|-----------|------------------------|--------|-------------------|
| Туре: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,708 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Private | | |
| | Water: | - | |
| | Sewer: | - | |
| | Condo Fee | 5: - | |
| | LLD: | - | |
| | Zoning: | R-G | |
| | Utilities: | - | |

Features: Closet Organizers, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: There are two sets of electric stove, refrigerator, washer/dryer

Separate/Exterior Entry, Finished, Full, Suite

This WELL-MAINTAINED residence offers an impressive living space of 1708 square feet, featuring a thoughtfully designed OPEN FLOOR PLAN on the main level. The living room is a highlight with a gas fireplace, freshly painted walls, and appealing flooring. The kitchen is a central point, equipped with all appliances, QUARTZ COUNTERS, and a convenient pantry space. NATURAL LIGHT floods the dining and living areas through sunlit windows, create a warm and bright space. Completing the main floor, you will find a 2-piece bathroom and a well-placed laundry room. Moving to the upper level, a SPACIOUS BONUS ROOM with a VAULTED CEILINGS and an EXPANSIVE BALCONY awaits, accessible through elegant French doors. The primary bedroom includes a WALK IN CLOSET and a luxuriously appointed 4-piece ENSUITE with a separate large SOAKER TUB and SHOWER. Two additional generously sized bedrooms and a second 4-piece bathroom, also featuring a soaker tub, complete this level. The lower level features a 2-bedroom ILLEGAL BASEMENT SUITE with a SEPARATE ENTRANCE, a 3-piece bathroom space with one room serving as the living area. The fenced backyard with a NEW COMPOSITE DECK and patio space provides a serene outdoor space. Notable updates include a BRAND NEW ROOF AND SIDING, and basement washer/dryer. The residence is conveniently situated near elementary and middle schools, high school, LRT, bus stops, playgrounds, Safeway, Tim Hortons, shopping malls, and The Genesis Wellness Centre, providing easy access to a VARIETY OF AMENITIES. Don't miss the opportunity to make this your home. Book a viewing today before it slips away!

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