



# 199 TARALAKE Crescent Calgary Alberta

\$700,000

Welcome to your dream home! This exceptional custom built 2-storey home boasting over 1600 sqft of living space is a rare gem in the vibrant community of Taralake. Impeccably designed and thoughtfully laid out, the property offers a practicality that's sure to captivate you. The main level welcomes you with a cozy living room and fireplace, setting the perfect ambiance for relaxations and gatherings. The heart of the home is a beautifully designed, open-concept kitchen which seamlessly connects to the dining area, making it ideal for entertaining. A conveniently located half-bath and laundry area on the main floor add to the practicality of this home. Ascend the staircase to discover a spacious bonus room with a balcony--a versatile space for recreation and relaxation. To the left you will find three generously sized bedrooms with their own unique charm. The master bedroom consists of an ensuite and walk-in closet while the other two share a second full bath. This upper level is a haven of comfort and style. The basement offers a walk up to grade which brings in a lot of sunshine and brightness. It also includes a bedroom, full bath, and living/family area. There is potential for adding a kitchen as you will see in the virtually staged picture, making it an ideal rental income opportunity to help with your mortgage. The property features a well-maintained yard, ideal for outdoor activities and gatherings. The spacious deck provides a perfect spot for barbecues and enjoying the great outdoors. This property is conveniently located in the Taralake community, known for its amenities, schools and easy access to transportation and shopping. The house consists of a list of updated features including a new roof and new siding on the west side (2019), hot water tank (2018), washer/dryer (2021), and newer kitchen appliances. Contact us today to schedule a viewing and experience...

Primary Bedroom 13.00 Ft x 13.08 Ft  
 Bedroom 9.33 Ft x 9.75 Ft  
 Bonus Room 11.17 Ft x 18.00 Ft  
 3pc Bathroom 4.00 Ft x 11.50 Ft  
 4pc Bathroom 4.92 Ft x 7.83 Ft  
 Other 3.33 Ft x 5.42 Ft

3pc Bathroom 5.08 Ft x 9.50 Ft  
 Living room 13.00 Ft x 15.75 Ft  
 Dining room 8.67 Ft x 9.42 Ft  
 Kitchen 10.00 Ft x 11.75 Ft  
 Laundry room 5.50 Ft x 7.08 Ft  
 Bedroom 9.42 Ft x 9.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

Mirror

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Family room 15.83 Ft x 16.00 Ft

2pc Bathroom 4.83 Ft x 5.00 Ft

Bedroom 8.83 Ft x 10.42 Ft