



## 99 Taralake Way Calgary Alberta

\$729,900

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, and a SEPARATE LAUNDRY space. The bedrooms in the basement can be used individually or used as a self-contained 1-bedroom 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! (id:6769)

Kitchen 6.00 Ft x 8.75 Ft

Bedroom 9.75 Ft x 10.83 Ft

Bedroom 9.67 Ft x 11.00 Ft

Storage 12.08 Ft x 5.67 Ft

Storage 6.33 Ft x 10.75 Ft

3pc Bathroom 6.25 Ft x 7.58 Ft

Pantry 3.92 Ft x 3.92 Ft

Laundry room 6.92 Ft x 9.75 Ft

2pc Bathroom 4.75 Ft x 4.75 Ft

Primary Bedroom 12.33 Ft x 10.67 Ft

Bedroom 8.92 Ft x 8.00 Ft

Bedroom 8.25 Ft x 8.83 Ft

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

Listing Presented By:



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**Other** 6.58 Ft x 6.83 Ft

**Living room** 10.83 Ft x 15.42 Ft

**Kitchen** 10.08 Ft x 15.75 Ft

**Dining room** 8.17 Ft x 7.75 Ft

**Other** 8.25 Ft x 3.92 Ft

**Bonus Room** 17.00 Ft x 13.83 Ft

**Other** 17.42 Ft x 5.67 Ft