



# 99 TARALAKE Way Calgary Alberta

\$672,000

WELCOME TO THIS BEAUTIFUL, NEWLY RENOVATED OVER 2548 TOTAL SQ FTGE, 1748 SQ FT UP, 3 BDRM, 2.5 BATH UP AND A 700 sq ft 1 BDRM ILLEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE DOWN, BRAND NEW BATHROOM, AND SHARED LAUNDRY DOWN. WALKING IN, THERE IS A NICE VAULTED FOYER WITH LARGE CLOSET, THEN A VERY FUNCTIONAL OPEN FLOOR PLAN. The living room is a good size with GAS F/P, NICE FLOORING, FRESHLY PAINTED, and the KITCHEN IS NEW, NEWER SS APPLIANCES, QUARTZ COUNTERS, AND PANTRY. There's BIG BEAUTIFUL WINDOWS IN THE DINING AREA AND LIVING AREA ALLOWING THE SUNSHINE FROM THE SOUTH TO STREAM IN AND FILL THE ROOM. Completing THE MAIN FLOOR IS A 2 PIECE BATHROOM AND LAUNDRY ROOM. Upstairs there's a BIG BONUS ROOM WITH VAULTED CEILING AND RARE, HUGE BALCONY WITH FRENCH DOORS. The primary bdrm has a walk-in closet and a nice 4 PEICE ENSUITE WITH SEPARATE LARGE SOAKER TUB AND SEPARATE SHOWER. The other 2 bdrms are a good size, and the other 4-piece bathroom also has a soaker tub. Downstairs is a UNIQUE ILLEGAL BASEMENT QUITE WITH A KITCHEN AND THEN 2 SEPARATE ROOMS THAT CAN EITHER BE RENTED AS ROOMS THAT SHARE A KITCHEN OR AS A 1 BDRM UNIT, WITH ONE ROOM BEING USED AS THE LIVING ROOM. OUTSIDE IS A FENCED BACK YARD WITH PATIO. The house has a BRAND NEWER ROOF 2021, SIDING 2021, HOT WATER TANK, and there's a washer and dryer hook up also in the basement. It's close to Lady Fatima, Taradale, and elementary, and middle school, close to high school, LRT, Bus stop, Playground, Safeway, Tim Horton, shopping mall, The Genesis Wellness Centre. Kindly arrange your private viewing today! Book your showing before it's gone... (id:6769)

Kitchen 6.00 Ft x 8.75 Ft  
Bedroom 10.92 Ft x 9.75 Ft  
Bedroom 10.92 Ft x 9.67 Ft  
3pc Bathroom 7.75 Ft x 6.17 Ft  
Furnace 6.42 Ft x 10.75 Ft  
Storage 4.33 Ft x 11.08 Ft

Dining room 10.08 Ft x 10.25 Ft  
2pc Bathroom 4.83 Ft x 4.75 Ft  
Laundry room 9.83 Ft x 6.83 Ft  
Primary Bedroom 12.33 Ft x 10.67 Ft  
Other 8.25 Ft x 3.92 Ft  
4pc Bathroom 10.25 Ft x 11.42 Ft

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

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

**Other** 5.42 Ft x 6.58 Ft

**Living room** 11.25 Ft x 15.42 Ft

**Kitchen** 10.08 Ft x 11.58 Ft

**Pantry** 3.92 Ft x 3.92 Ft

**Bedroom** 8.25 Ft x 8.83 Ft

**Bedroom** 8.00 Ft x 8.92 Ft

**Bonus Room** 14.00 Ft x 17.00 Ft