

**99 Taralake Way NE**  
**Calgary, Alberta**

**MLS # A2200570**



**\$729,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,708 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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

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!