

94 Taralake Way NE  
Calgary, Alberta

MLS # A2220978



**\$669,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,492 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Vinyl Windows		

**Inclusions:** Basement Appliances: Washer /Dryer , Refrigerator , Hood Fan

Welcome to this beautifully maintained two-storey detached home with an ATTACHED DOUBLE GARAGE Step inside to discover an open-concept main floor featuring gleaming HARDWOOD floors, a spacious and inviting family room with a cozy gas fireplace, a bright breakfast nook, and a stylish kitchen equipped with GRANITE countertops and STAINLESS STEEL APPLIANCES. Upstairs, you'll find a generous primary bedroom complete with a 4-PIECE ENSUITE that includes a JETTED TUB and a large WALK-IN CLOSET. The upper level also offers two additional well-sized bedrooms and a 4-piece main bathroom. The illegally suited basement has a SEPARATE SIDE ENTRANCE and has with egress windows. It features a MODERN kitchen with granite countertops and backsplash, a full bathroom, one bedroom, and its OWN LAUNDRY facilities. Exterior highlights include durable stucco siding, a private backyard with a FULLY FENCED and landscaped yard, and a BACK PATIO perfect for outdoor enjoyment. Located close to schools, parks, grocery stores, the Genesis Centre (with library and YMCA), as well as convenient access to Stoney Trail, Calgary International Airport, bus stops, and the train station. A wonderful place to call home in a highly accessible community!