

# \$729,900 - 99 Taralake Way Ne, Calgary

MLS® #A2200570

**\$729,900**

5 Bedroom, 4.00 Bathroom, 1,708 sqft

Residential on 0.08 Acres

Taradale, Calgary, Alberta

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!

Built in 2006

### **Essential Information**

MLS® #	A2200570
Price	\$729,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,708
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	99 Taralake Way Ne
Subdivision	Taradale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0A7

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Closet Organizers, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Microwave Hood Fan, Range Hood, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Private
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 14th, 2025
Days on Market	120
Zoning	R-G

## Listing Details

Listing Office	PropZap Realty
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