



104 Taralake Common NE
Calgary, Alberta

MLS # A2303897



\$779,900

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|------------------|-------------------------|---------------|-------------------|
| Division: | Taradale | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,500 sq.ft. | Age: | 2008 (18 yrs old) |
| Beds: | 7 | Baths: | 4 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Garden, Lawn | | |

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|--------------------|--------------------------------------------------------------------------------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home | | |

Inclusions: Outdoor Costco lifetime shed

Welcome to 104 Taralake Common NE, ideally located close to schools, public transportation, playgrounds, and shopping amenities. This elegant, fully finished home features a stucco exterior, separate side entrance, and some new appliances (refrigerator, dishwasher, all new appliances in basement, hot water tank , new roof). As you step inside, you’ll be impressed by the open concept layout, 9 foot ceiling and abundance of natural light flowing through the large bay windows. The main level offers a spacious living room, family room, bedroom with closet and a 3-piece bathroom with standing shower making it ideal for guests or multi-generational living. The gorgeous kitchen is equipped with high -raised cabinetry, granite countertops and a generous pantry, perfect for everyday living and entertaining. Upstairs you’ll find 4 spacious bedrooms, including a luxurious primary suite featuring a 5-piece ensuite with jetted tub, standing shower, double sinks and a walk-in closet. Two bedroom legal suite is a great mortgage helper. Additional highlights include an oversized double attached garage, 4 ceiling fans and exceptional overall layout and functionality. Don’t miss this incredible opportunity - this home is a must see!