



**11 Taralake Way NE  
Calgary, Alberta**

**MLS # A2321595**



**\$699,999**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,822 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

**Inclusions:** N/A

Beautiful former show home backing onto green space, offering a bright and spacious layout with a fully finished furnished basement and separate side entry. The main floor features 9-ft knockdown ceilings, hardwood flooring, a large kitchen with raised eating bar, maple cabinetry, walk-through pantry, and new appliances. The dining area opens to a generous deck overlooking the park, while the living room includes a custom built-in and gas fireplace. The upper level offers a large bonus/den area, three bedrooms, and a primary suite with double sinks, soaker tub, separate shower, his & her walk-in closets, and a private balcony. The basement is fully developed with a furnished living area, bedroom, full bathroom, and its own private entrance &mdash; perfect for extended family or guests. Complete with a fully fenced yard and insulated double attached garage, this home is steps from schools, parks, and transit. A fantastic opportunity in a great location.