



**GRASSROOTS**  
REALTY GROUP

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**34 Taralake Cape NE**  
**Calgary, Alberta**

**MLS # A2233391**



**\$1,180,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,341 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

**Heating:** Central, Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Shingle

**Basement:** Finished, Full, Walk-Out To Grade

**Exterior:** Concrete, Stucco

**Foundation:** Poured Concrete

**Features:** Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** N/A

**Location Location** Welcome to the Taralake Estate Home in the heart of Taradale over 3341 Sqft Above ground with 2 Master rooms . The home has a great open to below Livingroom with its dining area next is the office or main bedroom with a full bathroom. Home has a mudroom with spice kitchen with water filter and 2 Air conditioning units with Gas stove connecting into the Kitchen that has a large granite island. Build in Appliances and nook next to the kitchen which is next to the Family room. The Nook has beautiful views of the Pond and green space with privacy views. The Staircase is nice and wide which goes up to the bonus room with views of the front of home which is in a cul da sac . 4 great size bedrooms with upstairs laundry room with added sink. Master has a outdoor porch with views all bathrooms have Bidets. A small reading area looking over the open to below space . The Basement has a wetbar with media room for your entertainment needs. Two bedroom's walkout with full bathroom. Lots of windows in the home new roof new gutters also has extended garage allowing bigger vehicles to park inside, making it a great family's home within walking distance to shopping and buses. The home is in a quite cul-da-sac with a nice wide drive way with added concrete pad with the pond in the back but still close to all your amenities. Book your showing today.