



**5113, 333 Taralake Way NE  
Calgary, Alberta**

**MLS # A2252797**



**\$404,700**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Taradale   |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,353 sq.ft.   | <b>Age:</b>   | 2013 (13 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 2 half   |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.04 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, City Lot, Landscaped, Lawn, Low Maintenance Landscape, Street |               |                   |

|                    |   |                   |         |
|--------------------|---|-------------------|---------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank   | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 466  |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Stone, Vinyl Siding   | <b>Zoning:</b>    | M-1 d52 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -       |
| <b>Features:</b>   | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Stone Counters, Vinyl Windows |                   |         |

**Inclusions:** TV Wall-mount upstairs

**\*\*FALL FAMILY SPECIAL\*\*** Cruising through this SOUGHT-AFTER NE Calgary neighbourhood, you pass the WELL-REGARDED Ted Harrison Middle School (Grades 5&ndash;9) and begin to take in the PEACEFUL, FAMILY-FOCUSED surroundings. A sense of POSSIBILITY rises as you approach the front door of this INVITING home&mdash;and the moment you step inside, you&rsquo;ll know you&rsquo;ve found THE ONE. The HEART of the home is a STUNNING chef&rsquo;s kitchen, complete with GLEAMING appliances, COLOURFUL stone countertops, and a SPACIOUS island where the kids can snack & share stories from their school day. Beyond the kitchen, a RELAXING living room opens to a LARGE back deck with a VIEW&mdash;the PERFECT place for summer BBQs and QUIET mornings. Upstairs, the PRIVATE master retreat offers the PEACE you&rsquo;ve been craving, while two GENEROUS bedrooms provide COMFORT & space for the kids. Downstairs, you&rsquo;ll find a BONUS family room&mdash;IDEAL for movie nights, game days, or even a QUIET reading nook. And don&rsquo;t forget the double attached garage&mdash;say goodbye to scraping windshields in winter! Whether you&rsquo;re moving up, moving in, or moving on, this home is a FRESH, BRIGHT OPPORTUNITY to start your next chapter. All of this can be yours for just \$21,985 down and \$2,212.74/month (O.A.C.). Don&rsquo;t wait&mdash;schedule your PRIVATE showing today & make this the season your family finds their FOREVER HOME!