



**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!