



GRASSROOTS
REALTY GROUP

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515 Taralake Way NE
Calgary, Alberta

MLS # A2255265



\$799,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,620 sq.ft.	Age:	2008 (17 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Greenbelt, Interior Lot, Landscaped, Rectang		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	Basement Fridge		

INCREDIBLE OPPORTUNITY | 3775 SQ FT | WALKOUT WITH LEGAL SUITE | 6 BEDROOMS + MAIN FLOOR DEN | 5 BATHROOMS | DUAL PRIMARY SUITES Welcome to this custom-built luxury home in the sought-after lake community of Taralake, where elegance, functionality, and income potential meet. With over 3775 sq ft of beautifully finished living space across three levels, this home is ideal for large families, multi-generational living, or savvy investors. The main floor greets you with rich hardwood floors, a private den/bedroom, a spacious great room, and a generous dining area. The gourmet kitchen is a chef's dream with granite countertops, a large island, pantry, and premium stainless steel appliances including a French-door fridge with ice maker, wall oven, microwave, gas cooktop, and hood fan. Upstairs boasts an impressive 1,437+ sq ft featuring a central bonus room, two well-sized bedrooms, a stylish 4-piece bath, and dual primary suites. The primary retreat includes a sitting area, dual vanities, a makeup desk, a freestanding soaker tub, glass shower, and a massive walk-in closet. The walkout level is a fully self-contained, registered legal basement suite with its own private entrance, full kitchen, living room, two bedrooms, full bathroom, laundry, and large windows for natural light—perfect for extended family or rental income. Additional highlights include 6 total bedrooms, 5 bathrooms, ample storage, and a prime location close to schools, parks, shopping, transit, daycares, Calgary Airport, and Stoney Trail. This home truly offers it all—luxury, space, versatility, and investment potential. Don't miss out—book your private showing today!