



**8 Taralake Way NE
Calgary, Alberta**

MLS # A2269581



\$619,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,460 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Separate Entrance, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Window blinds as is, TV mount in living room, Storage cabinet in basement bedroom

FORMER SHOW HOME | MOVE-IN READY | BASEMENT ILLEGAL SUITE WITH SEPARATE ENTRANCE! This stunning, fully finished property is perfect for your family. Flooded with natural light from the skylight and oversized windows throughout, this home welcomes you with a spacious entrance leading to a generous living room featuring hardwood floors, 9-foot ceilings, rounded corners, pot lights, ceramic tile, and a 3-way gas fireplace shared with the expansive dining area and kitchen. The gourmet kitchen boasts stainless steel appliances, upgraded lighting, a corner pantry, premium maple cabinets extending to the ceiling and a functional island ideal for meal prep and casual dining. A convenient 2-piece bathroom completes the main floor. Upstairs, the luxurious primary bedroom offers vaulted ceilings, a private balcony with breathtaking views, abundant windows, a walk-in closet and a full ensuite bathroom. Two additional well-sized bedrooms and a 4-piece bathroom round out the upper level. The basement illegal suite features a separate entrance with its own kitchen, in-suite laundry, one bedroom plus den and full bathroom. Recent upgrades include new roof, new eavestroughs, basement vinyl flooring, hot water tank(2021) and double garage(2022). The property sits on a large fenced lot with rear garage access. Don't miss this exceptional opportunity!