



**8 Taralake Way NE  
Calgary, Alberta**

**MLS # A2304410**



**\$589,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Taradale   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,458 sq.ft.   | <b>Age:</b>   | 2005 (21 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Driveway, On Street, Parking Pad     |               |                   |
| <b>Lot Size:</b> | 0.07 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Interior Lot, Lawn, Rectangular Lot, Street Lighting |               |                   |

|                    |                                 |                   |     |
|--------------------|---------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                      | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                            | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -   |

**Features:** Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

**\*\* 2 Bedroom Basement Suite(illegal) \*\* Gorgeous Family Home | Incredible Location | Steps from CBE Taradale School | Open Floor Plan | High Ceilings | Ample Natural Light | 3 Sided Gas Fireplace | Full Height Kitchen Cabinets | Centre Island with Barstool Seating | Stainless Steel Appliances | Powder Room | Rear Mudroom | 3 Upper Level Bedrooms & 2 Full Bathrooms | Primary with French Doors to Balcony | 2 Bedroom Basement Suite(illegal) with Separate Entry | Basement Laundry | 2 Great Sized Bedrooms | Spacious Backyard | Deck | Rear Double Detached Garage | Alley Access | Front Driveway | On Street Parking. Welcome home to your 2-storey family home with a 2 bedroom basement suite(illegal). Starting outside, the West facing front porch is a great place to relax & unwind in the summer evenings as the sun goes down. Step inside to a front foyer with closet storage and views into the open floor plan main level. The spacious living room is bright with natural light and connects to your dining area with a 3 sided gas fireplace. The dining room is ready for a large table to fit your whole family and friends during holidays. The kitchen is outfitted with stainless steel appliances, full height cabinets, a centre island and a corner pantry for dry goods. At the rear of the home is a mud room with closet storage and a 2pc powder room. The main level has recessed lighting throughout and is wired for surround sound with speakers built-in to the ceiling. Upstairs holds 3 grand bedrooms and 2 full bathrooms. The primary bedroom is a personal oasis and is paired with a walk-in closet, private 4pc ensuite and personal balcony with french doors. Bedrooms 2 & 3 upstairs are both sizeable and share the main 4pc bath. Downstairs, the 2 bedroom basement suite(illegal) has a separate side entry and its own laundry making it a completely independent level in this home. The**

basement has a great floor plan with an open concept kitchen, dining and living space. The 2 bedrooms on this level are both a good size and share the 4pc bath with a tub/shower combo. The utility room holds the laundry for the basement and has additional storage. Outside, the spacious backyard has a great deck for outdoor dining in the summer months. The rear double detached garage provides you with 2 interior parking spaces and the front driveway adds bonus parking! This home is located steps from the CBE Taradale School and is minutes from all shopping! Hurry and book your showing at this beautiful family home today!