



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**405 Taralake Landing NE
Calgary, Alberta**

MLS # A2131484



\$859,786

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Taradale | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,187 sq.ft. | Age: | 2007 (17 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Pie Shaped Lot | | |

| | | | |
|--------------------|--------------------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | See Remarks, Walk-Out To Grade | LLD: | - |
| Exterior: | Asphalt, Brick, Concrete, Wood Frame | Zoning: | R-1 |
| Foundation: | Poured Concrete, Wood | Utilities: | - |
| Features: | No Animal Home | | |

Inclusions: N/A

The walkout basement includes Separate entrance 1 Bedroom with Full washroom a home theatre Bar and sauna Welcome to your new home located in the community of Taradale! This is a beautiful Pie lot, backing to a pond. This 5-bedrooms, 3.5 bath will amaze you!! Once you walk into the home, you are welcomed with a huge entrance that opens into a spacious living room and a kitchen with many upgrades like granite counters, large island and beautiful light fixtures. The main floor also includes a large office/computer room which can also be transformed into an extra bedroom. There is a front double garage and the backyard includes fireplace, gazebo, hot tub and a gas line to host family BBQs. On the upper level you will find 4 large bedrooms and 2 full baths and a large Bonus room. The Master Bedroom features a 5 pc ensuite. Don't miss out on a chance to find your dream home!