



**519 Taralake Way NE  
Calgary, Alberta**

**MLS # A2146772**



**\$829,888**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,471 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Heated Garage, Off Street, See Remarks		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Kitchen Island, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s), Wired for Sound		

**Inclusions:** N/A

Nestled in the heart of the vibrant NE community of Taralake, this stunning home overlooks a tranquil green space. The main floor features a cozy living room with a fireplace, a formal dining room, a kitchen with a breakfast nook, and a versatile flex room that can be used as an office or a main floor bedroom. Additionally, there's a 2-piece bath with a laundry area. Upstairs, the master bedroom is a true retreat, boasting a luxurious 5-piece ensuite with in-floor heating. Three additional bedrooms and a main 4-piece bathroom complete the upper level. Built-in speakers on both the main and upper floors enhance the living experience. The illegal walk-up basement suite, with its own separate entrance, includes a rec area, kitchen, 2 bedrooms, a 4-piece bathroom, and a separate laundry. The green space behind the home transforms into a skating rink during the winter months, providing year-round enjoyment. The heated 2-car garage comes with built-in cabinets and shelving, offering ample storage. This property also features EV charging capabilities. The exterior stucco and roof were updated in 2022, the home boasts over 45 exterior LED pot lights and a firepit in the backyard. The basement is currently rented out, and the tenants would like to stay. Close to all amenities, this exceptional home is a rare find and is sure to impress!