



**27 Taralake Street NE**  
**Calgary, Alberta**

**MLS # A2177003**



**\$779,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,162 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Level		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<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>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

**Inclusions:** NA

**LEGAL SUITE LEGAL SUITE!!** This elegantly designed 2-story house features soaring high ceilings, abundant natural light, and stunning hardwood floors throughout the spacious open-concept living and dining areas. Welcome to this BEAUTIFUL HOME with a fully finished Legal Suite and separate entrance. Upon entering you are welcome with high ceilings, where you find guest room with formal dining area. The main level comes with a 2 piece bathroom and laundry room. A nice spacious living room with a big kitchen and pantry. The backyard is really big and spacious with a deck and lots of space to play and garden. Walking up to the upper floor you will find 4 bedrooms and 2 baths, including 1 master bedroom with 5pc ensuite bath and a walk-in closet. There is also another bonus room upstairs for office setup or play area. The (LEGAL) basement has 2 bedrooms, 1 full 4pc bath and a full size kitchen. It is CURRENTLY RENTED FOR 1500+UTILITIES/MONTHLY. It is very close to schools, transit, bus stops, shopping centre, playgrounds and easy access to all other major amenities. This property is a MUST SEE! Call to book your personal viewing TODAY!!