

**583 Taralake Way NE**  
**Calgary, Alberta**
**MLS # A2246232**

**\$759,000**

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Taradale                                                                   |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | 2 Storey                                                                   |               |                   |
| <b>Size:</b>     | 2,154 sq.ft.                                                               | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 6                                                                          | <b>Baths:</b> | 4                 |
| <b>Garage:</b>   | Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, P |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Landscaped, Lawn, Private                             |               |                   |

|                    |                                                                                                                                                                 |                   |     |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Central, Fireplace Insert, 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, Suite                                                                                                                  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                                                                                                                              | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                 | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Chandelier, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | All Appliances in the Basement, including - Electric range, Range Hood fan, Washer/Dryer, Microwave, Refrigerator,                                              |                   |     |

Welcome to this spacious and well-maintained 2,154 sqft, west-facing detached home in the desirable community of Taradale. Built in 2008, this two-story residence offers a total of six bedrooms and four full bathrooms, providing ample space for a large family or for a savvy investor. Upon entering, you are greeted by an open and inviting main floor featuring two distinct living areas and two dining spaces, perfect for entertaining guests or enjoying quiet family meals. The family room is a cozy retreat, anchored by a gas fireplace. The large kitchen is a chef's delight, boasting granite countertops, a central island with a raised bar, and a massive walk-in pantry. A versatile office or bedroom with a full bathroom on this level offers convenience and flexibility. Enjoy the benefits of pot lights throughout, creating a bright and welcoming atmosphere. The upper level is designed for comfort and functionality. A charming "open to below" area with a beautiful chandelier adds a touch of elegance. You will find four generously sized bedrooms, including a primary suite with a private ensuite bathroom. For ultimate convenience, the laundry room with a sink is also located on this floor. The property also features a fully developed, two-bedroom illegal basement suite with its own private covered side entrance. This suite includes a four-piece bathroom, laundry facilities, and storage, and is currently rented for \$1,300 per month, offering an excellent mortgage helper or investment opportunity. "Additionally, the home includes: Central vacuum rough-in, Garbage disposal, Sink in the garage, 240V supply line in the garage, Gas lines in both the garage and on the deck, An extra storage shed in the backyard, Extra storage space in the garage." This home is ideally located with easy access to major roads, schools, shopping, and public transit. Don't miss your chance to own this

fantastic property that combines comfort, space, and a great location. Schedule your showing today!