# \$739,900 - 415 Taralake Way Ne, Calgary

MLS® #A2242246

## \$739,900

6 Bedroom, 4.00 Bathroom, 1,460 sqft Residential on 0.08 Acres

Taradale, Calgary, Alberta

BI-LEVEL WITH A VERY UNIQUE LAYOUT WITH WALKOUT BASEMENT SUITE (ILLEGAL) AND ATTACHED DOUBLE GARAGE: 6 BEDROOMS plus 4 FULL WASHROOMS in the sought after and well connected community of Taradale. Two bedrooms and a full washroom on the main level, very convenient for the parents and kids in the family. Only half a flight of stairs to the main level from entrance and other half flight from main level to the upper level, EASY ON KNEES and still enjoy the COMPLETE PRIVACY from OWNERS RETREAT. Nice BIG KITCHEN with GAS STOVE, saves on electricity bill greatly along with easier and better cooking. WELL VENTILATED and BRIGHT layout with GRANITE countertop and CYCLONE hoodfan. Dinning area and kitchen being in the east side of the house are soaked in the morning SUNLIGHT to brighten your day and mood. Built-in China Cabinet next to dining area from where you can enjoy great views while having those lovely family dinners. FULLY WALKOUT, CONCRETE WALKWAYTO BACK to access separate basement entrance, GREEN SPACE at the back. Basement has illegal SUITE, option to rent out 3 BEDROOMS and 2WASHROOMS in the basement - GREAT MORTGAGE HELPER. Else owners can keep an extra bedroom and a full washroom for the teenager in the family or for guests and rent out 2 bedrooms and 1 washroom basement. Tons of upgrades such as custom wood work,





stainless steel appliances, hardwood floors. Wide driveway to accommodate three vehicles. Balcony at the front to cherish the grandeur Chinook Arch of Calgary skies. Close to transit bus stops, schools, Genesis Center, Dashmesh Culture Center, Bob Skinner Bike Trail and all the amenities available in the Saddletowne Circle. NEW ROOF AND GUTTERS INSTALLED IN 2025.

Built in 2009

#### **Essential Information**

MLS® # A2242246 Price \$739,900

Bedrooms 6
Bathrooms 4.

Bathrooms 4.00 Full Baths 4

Square Footage 1,460

Acres 0.08 Year Built 2009

Type Residential
Sub-Type Detached
Style Bi-Level

Status Active

# **Community Information**

Address 415 Taralake Way Ne

Subdivision Taradale
City Calgary
County Calgary
Province Alberta
Postal Code T3J 0J4

#### **Amenities**

Parking Spaces 5

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Chandelier, (

Counters, No Animal Hom

Pantry, Recessed Lighting,

Windows

Appliances Dishwasher, Electric Range

Hood, Refrigerator, Washer

Water Heater

Heating Central, Fireplace(s), Forced

Cooling Other

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full



#### **Exterior**

Exterior Features Balcony, BBQ gas line, Playground

Lot Description Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s),

Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot,

Gentle Sloping

Roof Asphalt Shingle

Construction Concrete, See Remarks, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed July 24th, 2025

Days on Market 103 Zoning R-G

### **Listing Details**

Listing Office Five Star Realty

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