



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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 ASSOCIATE

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**89 Taralake Manor NE  
 Calgary, Alberta**

**MLS # A2225643**



**\$759,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,327 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<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, Full, Suite	<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>	Kitchen Island, No Smoking Home, Separate Entrance		

**Inclusions:** N/A

**HUGE PRICE REDUCTION.** A rare opportunity to find a home that perfectly blends style design, location, and value. You're also just a short walk from groceries, restaurants, coffee shops, and all the everyday essential. With a functional floor plan, the main floor boasts two exceptional living room/family room areas, traditional dining room, and a well-kept kitchen. Upstairs is a massive master retreat with walk in closet and spa like en-suite, a bonus room, second master bedroom, 2 more generous sized bedrooms, laundry and a full bath. The illegal basement suite with 2 bedrooms, separate entrance, laundry and good size rec room. This home has it all. Schedule your showing today!