



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

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5105, 333 Taralake Way NE  
Calgary, Alberta

MLS # A2267252



**\$430,000**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Taradale               |        |                   |
| Type:     | Residential/Five Plus  |        |                   |
| Style:    | 2 Storey               |        |                   |
| Size:     | 1,250 sq.ft.           | Age:   | 2013 (12 yrs old) |
| Beds:     | 3                      | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Attached |        |                   |
| Lot Size: | -                      |        |                   |
| Lot Feat: | Rectangular Lot        |        |                   |

|             |                                                                                                     |            |         |
|-------------|-----------------------------------------------------------------------------------------------------|------------|---------|
| Heating:    | Central, Natural Gas                                                                                | Water:     | -       |
| Floors:     | Carpet, Ceramic Tile, Hardwood                                                                      | Sewer:     | -       |
| Roof:       | Asphalt Shingle                                                                                     | Condo Fee: | \$ 458  |
| Basement:   | Full                                                                                                | LLD:       | -       |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                                                                     | Zoning:    | M-1 d52 |
| Foundation: | Poured Concrete                                                                                     | Utilities: | -       |
| Features:   | Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s) |            |         |

Inclusions: N/A

Beautifully maintained and spacious 2-storey townhouse in the desirable Taradale neighborhood. With a comfortable 1,300 sq ft of living space, this home offers plenty of room for your family. Boasting 3 bedrooms and 2.5 bathrooms, it is perfect for both relaxation and entertainment. Step inside to discover a large and inviting living room, where you can unwind after a long day or host gatherings with friends and family. The open layout provides a seamless flow throughout the main floor, creating a warm and inviting atmosphere. The well appointed kitchen features modern appliances, ample storage space, and a convenient breakfast bar. Whether you're preparing a quick meal or indulging in a gourmet feast, this kitchen is sure to impress. Upstairs, you'll find three generously sized bedrooms, offering privacy and comfort for everyone in the household. The primary bedroom boasts its own ensuite bathroom, providing a private oasis for relaxation. The full finished basement provides additional space for a playroom, home office, or media room &ndash; the possibilities are endless! It's the perfect area to cater to your family's unique needs. This unit has been lovingly maintained and is in pristine condition. It is a pet and smoke-free, ensuring a clean and hygienic environment for all. Enjoy the peace of mind that comes with a well-cared-for home. Situated in Taradale, this townhouse offers easy access to a host of amenities, including schools, parks, shopping centers, public transportation, and it's close to the Airport. The community is vibrant and family-friendly, making it an ideal place to call home. Don't miss out on this incredible opportunity to own a well-maintained townhouse in a prime location. Schedule a viewing today and make this charming property yours!

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