

# \$729,900 - 99 Taralake Way Ne, Calgary

MLS® #A2200570

**\$729,900**

5 Bedroom, 4.00 Bathroom, 1,708 sqft  
Residential on 0.08 Acres

Taradale, Calgary, Alberta

This WELL-MAINTAINED residence offers an impressive living space of 1708 square feet, featuring a thoughtfully designed OPEN FLOOR PLAN on the main level. The living room is a highlight with a gas fireplace, freshly painted walls, and appealing flooring. The kitchen is a central point, equipped with all appliances, QUARTZ COUNTERS, and a convenient pantry space. NATURAL LIGHT floods the dining and living areas through sunlit windows, create a warm and bright space. Completing the main floor, you will find a 2-piece bathroom and a well-placed laundry room. Moving to the upper level, a SPACIOUS BONUS ROOM with a VAULTED CEILINGS and an EXPANSIVE BALCONY awaits, accessible through elegant French doors. The primary bedroom includes a WALK IN CLOSET and a luxuriously appointed 4-piece ENSUITE with a separate large SOAKER TUB and SHOWER. Two additional generously sized bedrooms and a second 4-piece bathroom, also featuring a soaker tub, complete this level. The lower level features a 2-bedroom ILLEGAL BASEMENT SUITE with a SEPARATE ENTRANCE, a 3-piece bathroom, and a SEPARATE LAUNDRY space. The bedrooms in the basement can be used individually or used as a self-contained 1-bedroom space with one room serving as the living area. The fenced backyard with a NEW COMPOSITE DECK and patio space provides a serene outdoor space. Notable updates include a BRAND NEW ROOF AND



SIDING, and basement washer/dryer. The residence is conveniently situated near elementary and middle schools, high school, LRT, bus stops, playgrounds, Safeway, Tim Hortons, shopping malls, and The Genesis Wellness Centre, providing easy access to a VARIETY OF AMENITIES. Don't miss the opportunity to make this your home. Book a viewing today before it slips away!

Built in 2006

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2200570    |
| Price          | \$729,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,708       |
| Acres          | 0.08        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 99 Taralake Way Ne |
| Subdivision | Taradale           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3J 0A7            |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Vaulted Ceiling(s)                   |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full, Suite  |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Private                  |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 87               |
| Zoning         | R-G              |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | PropZap Realty |
|----------------|----------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.