

**4107, 333 Taralake Way NE  
Calgary, Alberta**

**MLS # A2282017**



# \$364,990

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,240 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Drive Through, Front Drive, Garage Door Opener, Paved, Single Garage Attach		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

**Heating:** High Efficiency, Natural Gas

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 437

**LLD:** -

**Zoning:** M-1 d52

**Utilities:** -

**Inclusions:** N/A

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom townhouse offering 1239 SqFt of comfortable living space, an open concept layout, and a front-attached garage - big backyard & no maintenance -GARBAGE IS ALSO INCLUDED ! Step inside to a tiled foyer with convenient access to a 2-piece bathroom, garage entry, and basement. Newer Flooring and Fresh Coat of Paint. The main floor is designed for seamless living and entertaining, featuring a bright and airy open layout with large windows that flood the space with natural light. The kitchen boasts granite countertops, stainless steel appliances including a 5-burner gas stove, a dual basin sink, ample cabinetry, and a breakfast bar with seating. Adjacent to the dining area, sliding glass doors open to a spacious private deck with a wood privacy divider&mdash;perfect for summer gatherings. Upstairs, you&rsquo;ll find three generously sized bedrooms and two full bathrooms. The primary bedroom includes a walk-in closet and a 4- piece ensuite accessible via a private pocket door. The additional two bedrooms share a full 4-piece bathroom with a tub/shower combo and undersink storage. A dedicated laundry area with a front-load washer and dryer plus built-in wire shelving completes the upper level. The basement remains undeveloped, offering a blank canvas for your future vision. Enjoy outdoor space with a deck that steps out to green space&mdash;ideal for children or pets. Parking is a breeze with a front-attached oversized single garage and driveway. Located just a 2-minute drive or a 7-minute walk to Ted Harrison School, this home is nestled in a family-friendly community close to public transit, C Train access, grocery stores, and coffee shops. Condo fee also includes water. Don&rsquo;t miss this fantastic opportunity!