



THE
A-TEAM

**RE/MAX
FIRST**

286 TARAVISTA Drive, Calgary T3J 5L8

MLS®#: **A2111016**

Area: **Taradale**

Listing Date: **02/29/24**

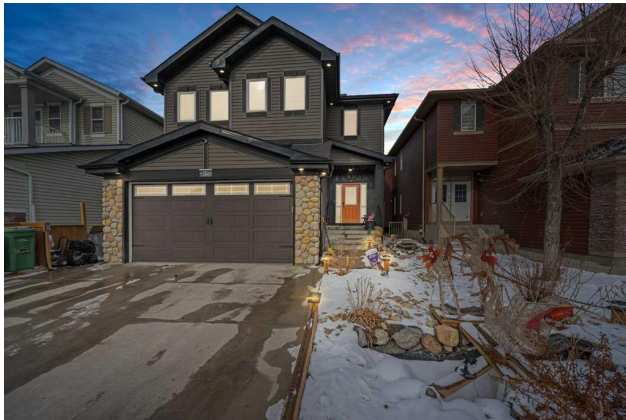
List Price: **\$890,000**

Status: **Active**

County: **Calgary**

Change: **-\$70k, 08-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar: **3,821 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,566**
Low Sqft:
Ttl Sqft: **2,566**

DOM

80
Layout
Beds: **6 (4 2)**
Baths: **4.0 (3 2)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit,Rain Gutters**

Construction:
Mixed
Flooring:
Laminate,Tile
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Microwave,Oven,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Double Vanity,Granite Counters**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 4`11"
4pc Bathroom	Second	9`4" x 6`3"
Bedroom	Second	8`10" x 13`2"
Bedroom	Second	9`3" x 12`0"
4pc Bathroom	Basement	11`0" x 5`0"
Bedroom	Basement	9`9" x 9`3"

Room	Level	Dimensions
2pc Ensuite bath	Second	4`6" x 4`6"
5pc Ensuite bath	Second	8`11" x 14`6"
Bedroom	Second	9`5" x 14`0"
Bedroom - Primary	Second	12`9" x 16`4"
Bedroom	Basement	13`3" x 13`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0511976

Remarks

Pub Rmks:

Discover the epitome of renovation and comfort in this meticulously upgraded home, where no detail has been overlooked, and every space has been thoughtfully redesigned. Boasting comprehensive enhancements that span from the charming exterior to the inviting interior, this residence represents a substantial investment of approximately \$200,000 in top-to-bottom renovations, including the kitchen, flooring, bathrooms, and the creation of a basement development featuring a secondary suite, currently in the process of legalization with the City of Calgary. Experience culinary excellence in the upgraded spice kitchen, equipped with an additional gas stove top and sink, perfect for those who love to cook and entertain. The integration of a third sink and expanded fridge/freezer capacity in the heated and insulated garage, alongside two upgraded electric panels—one for the heater and another to accommodate running equipment or an EV charger—underscores the meticulous attention to convenience and modern living standards. The exterior spaces of this home are a true extension of its interior beauty. The backyard transforms into a summertime haven with its low-maintenance landscape and enhanced deck, offering the perfect setting for relaxation and entertainment. Meanwhile, the front yard will enchant gardening enthusiasts with its picturesque pond, ideal for fish in the warmer months, creating a serene entrance to this remarkable home. Situated within walking distance to Taradale School (K-4), Our Lady of Fatima (K-6), Ted Harrison School (5-9), and a brief 5-minute drive to Nelson Mandela High School, this property promises a convenient lifestyle. Saddle Towne Circle Shopping Center is also nearby, providing easy access to a wide range of amenities including Safeway, FreshCo, a police station, fire station, and the Genesis center for fitness enthusiasts, ensuring all your needs are within easy reach. This property is not just a house, but a lifestyle upgrade. Don't miss the opportunity to explore this exceptional home through the available video and virtual tours. For a personal experience of its unique charm, contact your preferred agent for an in-person tour.

Inclusions:
Property Listed By:

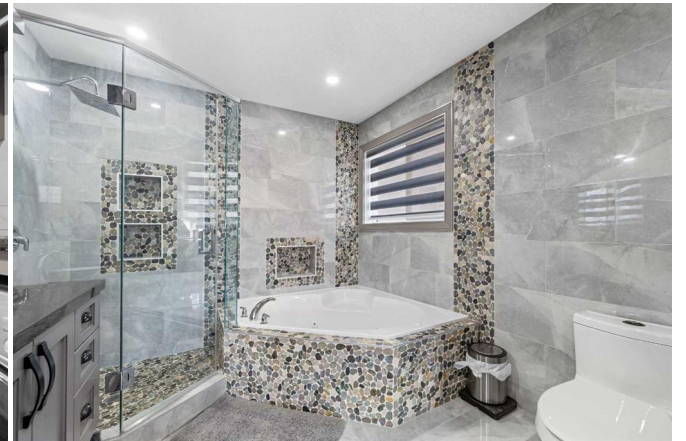
**Stove top in spice kitchen, alarm system. In the basement suite: Dishwasher, Stove/oven, refrigerator, washer dryer
CIR Realty**

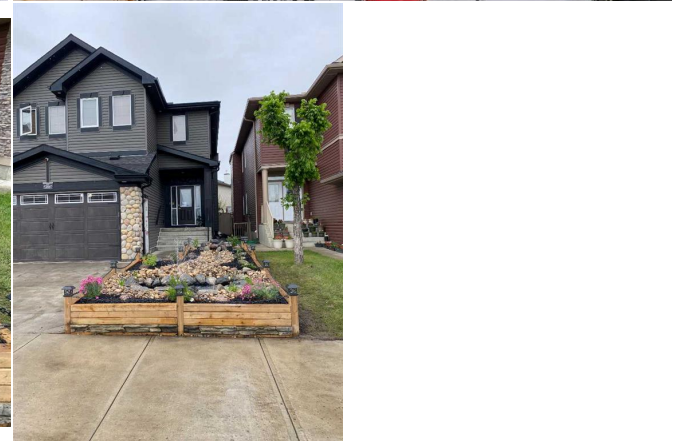
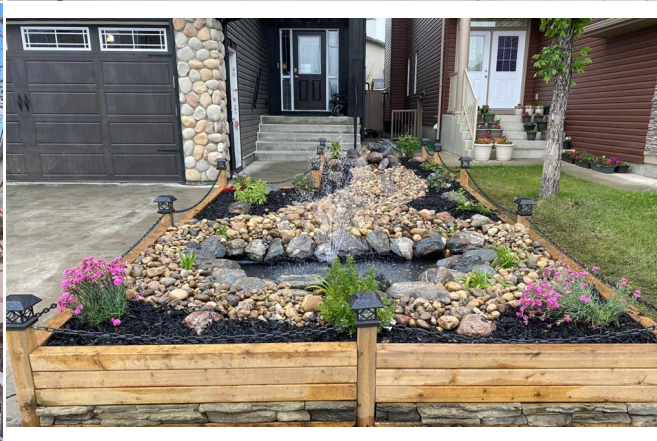
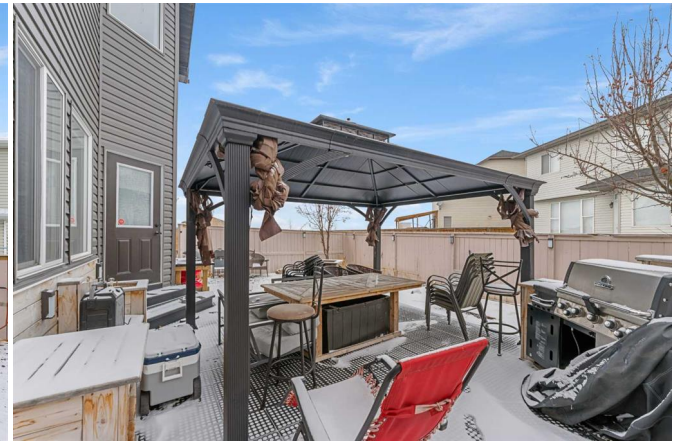
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

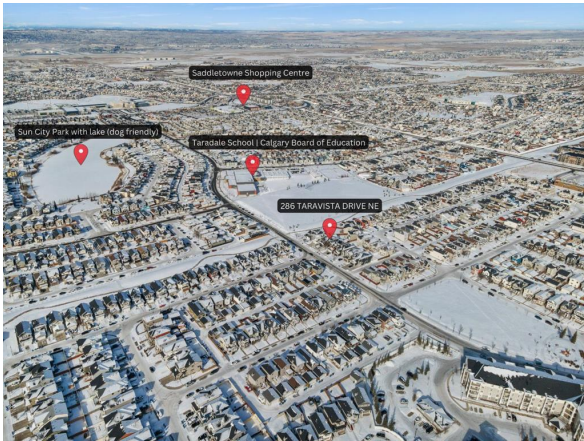
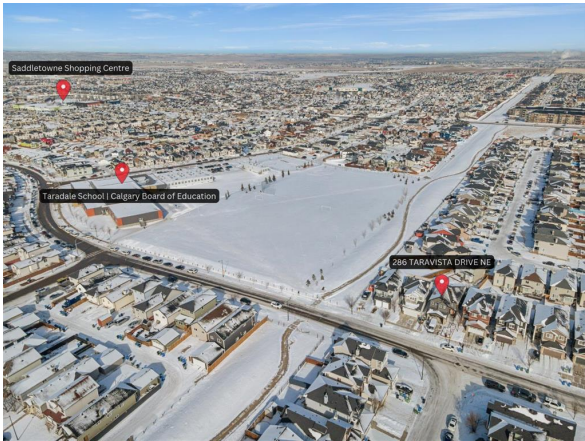












286 Taravista Dr NE, Calgary, AB

Main Floor Exterior Area 1173.31 sq ft
Excluded Area 430.66 sq ft



0 5 10

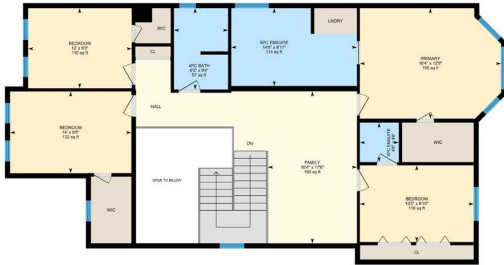
PREPARED: 2024/02/29



While figures are excluded from total floor area in EXCLUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

286 Taravista Dr NE, Calgary, AB

2nd Floor Exterior Area 1302.78 sq ft
Excluded Area 113.54 sq ft



0 5 10

PREPARED: 2024/02/29



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Basement (Below Grade) Exterior Area 1061.43 sq. ft.

The basement floor plan includes the following rooms and dimensions:

- LITTLIN: 8'0" x 10'0" 80.00 sq. ft.
- MECH. ROOM: 6'0" x 11'0" 66.00 sq. ft.
- KITCHEN: 8'0" x 10'0" 80.00 sq. ft.
- BED ROOM: 10'0" x 11'0" 110.00 sq. ft.
- BED ROOM: 10'0" x 11'0" 110.00 sq. ft.
- HALL
- CL. (Closet)
- STORAGE
- UP (Stairs)
- DOWN (Stairs)

A scale bar indicates 0, 3, and 6 feet. The plan is prepared by JORDAN/ENR.

While regions are excluded from total floor area in IGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.