



THE
A-TEAM

**RE/MAX
FIRST**

259 TARACOVE Place, Calgary T3J4T3

MLS®#: **A2117877**

Area: **Taradale**

Listing Date: **03/29/24**

List Price: **\$439,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2002**
Lot Information
Lot Sz Ar: **2,142 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,341**
Low Sqft:
Ttl Sqft: **1,341**

DOM

51
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Lawn,Low Maintenance Landscape,Many Trees

Concrete Driveway,Garage Door Opener,Garage Faces Front,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Exhaust Fan,Hot Water**
Sewer:
Ext Feat: **Balcony,Private Entrance**

Construction: **Vinyl Siding**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Central Vacuum,No Animal Home,No Smoking Home,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7`3" x 3`1"
Kitchen	Main	10`6" x 8`6"
4pc Bathroom	Second	10`5" x 5`2"
Loft	Second	13`11" x 10`6"
3pc Bathroom	Basement	6`9" x 18`11"
Furnace/Utility Room	Basement	12`7" x 6`0"

Room	Level	Dimensions
Dining Room	Main	19`4" x 11`10"
Living Room	Main	17`8" x 12`3"
Bedroom	Second	17`0" x 11`8"
Bedroom - Primary	Second	17`0" x 12`4"
Game Room	Basement	18`11" x 16`5"

Legal/Tax/Financial

Condo Fee:
\$422

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d75

Legal Desc: **0212604**

Remarks

Pub Rmks: **Prime Location! Discover this delightful end-unit townhome perfectly positioned within walking distance to essential amenities including a bus stop, schools, and a bustling shopping center. Conveniently situated near a variety of conveniences such as a shopping plaza, banks, public transit, medical and dental clinics, Freshco, LRT, schools, restaurants, the lake, Genesis Centre, and more, this home offers unparalleled accessibility. Boasting 1341.38 sq. ft., this residence features a fully finished walkout basement with 2.5 bathrooms and 2 generously sized master bedrooms. Embrace the inviting common yard enclosed by a completed fence, a main floor kitchen with an adjacent dining area, spacious bonus room potential upstairs, 2 luxurious master bedrooms, and a sizeable living area in the fully finished walkout basement. Outside, the backyard presents a roomy common area, fully fenced for enhanced privacy and security. Don't let this exceptional opportunity for living or investment slip away!**

Inclusions: **NA**
Property Listed By: **Diamond Realty & Associates LTD.**

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











