



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**77 TARALEA Green, Calgary t3j 4y3**

MLS® #: **A2122882** Area: **Taradale** Listing Date: **04/15/24** List Price: **\$855,000**  
Status: **Active** County: **Calgary** Change: **-\$25k, 09-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2003**  
Lot Information  
Lot Sz Ar: **6,587 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,397**  
Low Sqft:  
Ttl Sqft: **2,397**

DOM

**34**  
Layout  
Beds: **7 (5 2 )**  
Baths: **4.0 (4 0)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Garden,Landscaped,Pie Shaped Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Barbecue,Covered Courtyard,Garden,Playground**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Refrigerator,Stove(s),Window Coverings**  
Int Feat: **Closet Organizers,Granite Counters,High Ceilings,Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions
Living/Dining Room Combination	Main	21`10" x 9`10"
Kitchen	Main	13`11" x 13`8"
Family Room	Main	14`0" x 13`4"
Bedroom	Second	11`0" x 10`0"
Bedroom	Second	16`1" x 9`6"
Bedroom	Lower	10`0" x 9`10"
Kitchen	Lower	9`6" x 7`10"

Room	Level	Dimensions
Bedroom	Main	9`11" x 9`4"
Spice Kitchen	Main	20`2" x 13`0"
Bedroom	Second	10`10" x 9`10"
Bedroom - Primary	Second	18`4" x 12`5"
Bedroom	Lower	10`2" x 9`10"
Living Room	Lower	12`10" x 11`2"
3pc Bathroom	Main	

4pc Bathroom  
4pc Bathroom

Second  
Lower

4pc Ensuite bath

Second

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1**

**0213602**

Remarks

Pub Rmks: **VERY NEAT AND CLEAN,2396 SQ.FT. HOUSE WITH HUGE SPICE KITCHEN, 9' CEILING ON THE MAIN LEVEL. NEWLY RENOVATED .PROPERTY HAS BEEN BEAUTIFULLY LANDSCAPED WITH A COVERED WITH OVAL STAMPED CONCRETE PORCH,DECK AND A LARGE PRIVATE YARD WITH VIEWS OF GREEN FIELD.MAIN FLOOR BEDROOM WITH FULL BATH, LIVING ROOM +FAMILY ROOM. RENOVATED KITCHEN +SPICE KITCHEN.UPPER LEVEL WITH 4 GOOD SIZE BEDROOMS .MASTER WITH WALK-IN CLOSET AND FULL BATH.FULLY FINISHED BASEMENT WITH 2 BEDROOM ILLEGAL SUITE WITH SEPARATE ENTRANCE AND SEPARATE LAUNDRY.DOUBLE FRONT ATTACHED GARAGE,CLOSE TO ALL THE AMENITIES LIKE BUS,SCHOOLS,LRT STATION,GENESIS CENTER AND SHOPPING. VERY EASY TO SHOW,QUICK POSSESSION AVAILABLE .SHOWS EXCELLENT.A MUST TO SEE,YOU WILL NOT BE DISAPPOINTED.**

Inclusions: **none**  
Property Listed By: **Royal LePage METRO**

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























