



THE
A-TEAM

**RE/MAX
FIRST**

255 TARAVISTA Drive, Calgary T3J 5A5

MLS® #: **A2123664**

Area: **Taradale**

Listing Date: **04/25/24**

List Price: **\$599,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2002**

Lot Information

Lot Sz Ar: **3,100 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,117**

Low Sqft:

Ttl Sqft: **1,117**

DOM

24

Layout

Beds: **5 (3 2)**

Baths: **3.0 (3 0)**

Style: **Bi-Level**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Level,Rectangular Lot**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Garden,Playground,Private Entrance,Storage**

Construction:

Asphalt,Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat: **No Animal Home,Separate Entrance**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`3" x 4`11"	4pc Ensuite bath	Main	5`0" x 8`2"
Bedroom	Main	9`10" x 11`6"	Bedroom	Main	8`11" x 9`11"
Dining Room	Main	11`9" x 10`10"	Kitchen	Main	9`4" x 11`0"
Living Room	Main	13`10" x 12`10"	Bedroom - Primary	Main	11`2" x 12`0"
4pc Bathroom	Lower	4`11" x 10`11"	Bedroom	Lower	12`5" x 10`6"
Bedroom	Lower	11`0" x 10`7"	Kitchen	Lower	11`7" x 9`6"
Game Room	Lower	12`7" x 16`3"	Furnace/Utility Room	Lower	7`10" x 8`10"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0214319

Remarks

Pub Rmks:

Bi-Level Home | 2-Bedroom Basement Suite(illegal) | 3-Bedrooms Upstairs | Open Floor Plan | Large Windows | Laminate & Carpet Flooring | Shared Laundry | Pantry | Large Backyard | Fully Fenced Front Yard | Alley Access | Rear Parking Pad. Welcome home to this great bi-level home boasting 1117 SqFt on the main level with an additional 1020 SqFt in the basement suite(illegal). The main level holds 3 bedrooms, 2 bathrooms and an open floor plan living space. The kitchen, dining and living rooms are full of natural light beaming through the large windows and newer laminate installed in 2020. The kitchen is finished with laminate countertops, ample cabinet storage, stainless steel appliances and a corner pantry with shelving for dry goods. The living and dining space open to each other allow for a great space to relax with your family. The primary bedroom at the rear of the home has a deep walk-in closet and private 4pc ensuite bathroom. Bedrooms 2 & 3 are both a great size; these share the main 4pc bathroom with a tub/shower combo. Downstairs the basement suite(illegal) holds the shared laundry in this home. With a laundry and storage room, this space is great for both upper and lower levels. The basement kitchen and rec room make both living and dining possible. The kitchen is finished with laminate countertops, cabinets both above & below, white appliances and an incredible amount of countertop space. The 2 basement bedrooms each have a walk-in closet! The basement bathroom is a 4pc with a tub/shower combo and extended single vanity. Outside is a great fully fenced back and front yard with plenty of space to enjoy in the warm summer months! Out back is a parking pad with alley access and front street parking is readily available too. This home is located across from the CBE Taradale School! Hurry and book your showing at this incredible home today.

Inclusions:
Property Listed By:

**Basement: Refrigerator, Stove, Range Hood
RE/MAX Crown**

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











