



THE
A-TEAM

**RE/MAX
FIRST**

39 TARA VISTA Mews, Calgary T3J4K2

MLS® #: **A2123744**

Area: **Taradale**

Listing Date: **04/17/24**

List Price: **\$614,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 28-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2000**

Lot Information

Lot Sz Ar: **3,971 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,410**

Low Sqft:

Ttl Sqft: **1,410**

DOM

32

Layout

Beds: **4 (3 1)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Cul-De-Sac,Landscaped,Pie Shaped Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground,Private Yard**

Construction: **Stucco**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete,Slab**

Kitchen Appl: **Dishwasher,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`11" x 18`7"
Kitchen	Main	12`9" x 14`6"
Bedroom - Primary	Second	12`10" x 14`2"
4pc Bathroom	Second	8`7" x 5`1"
Loft	Second	16`7" x 10`7"
Kitchen	Basement	6`6" x 9`10"
Family Room	Basement	15`6" x 12`2"

Room	Level	Dimensions
Dining Room	Main	5`8" x 5`3"
2pc Bathroom	Main	4`6" x 5`0"
Bedroom	Second	8`3" x 10`11"
Bedroom	Second	8`2" x 10`8"
Bedroom	Basement	7`9" x 12`1"
3pc Bathroom	Basement	7`10" x 5`5"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0010386

Remarks

Pub Rmks: **HUGE PIE SHAPE LOT WITH ONE BEDROOM ILLEGAL SUITE AND LOFT ABOVE MASTER BEDROOM** Welcome to 39 Taravista Mews NE located on a quiet cul-de-sac with a playground/park right across the street. Beautiful new floors grace the main floor giving the home an upscale feel. A large living room with a bay window is the perfect place for your family to relax while the kitchen gives you plenty of space to host your family dinners. Kitchen also features a corner pantry plus a sliding patio door to the large deck. A unique design with a loft above the master bedroom creates the perfect getaway from your busy day or could be used as a great home office. The vaulted ceiling and large windows in the master gives it a very spacious feel. Two more bedrooms & a 4-pce bath round out the upper floor. Fully basement illegal suite includes a great family room plus the new kitchen and washroom with side entry . Outside you'll find a nice backyard with oversized double garage .

Inclusions:
Property Listed By: **NA**
TREC The Real Estate Company

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









