



THE
A-TEAM

**RE/MAX
FIRST**

111 TARACOVE ESTATE Drive, Calgary T3J4R1

MLS®#: **A2124031**

Area: **Taradale**

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

List Price: **\$710,000**

Status: **Pending**

County: **Calgary**

Change: **-\$20k, 28-Apr**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **5,015 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,940**
Low Sqft:
Ttl Sqft: **1,940**

DOM

32

Layout

Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Cul-De-Sac,No Neighbours Behind,Pie Shaped Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Storage**

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

Kitchen Appl: **Dishwasher,Electric Stove,Freezer,Garage Control(s),Humidifier,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Softener**
Int Feat: **Chandelier,Separate Entrance,Skylight(s),Smart Home**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`5" x 20`2"
Kitchen	Main	10`1" x 15`1"
Laundry	Main	7`11" x 5`6"
Bedroom - Primary	Second	13`6" x 13`0"
Walk-In Closet	Second	10`1" x 6`3"
Bedroom	Second	11`0" x 10`11"
4pc Bathroom	Second	7`8" x 5`11"

Room	Level	Dimensions
Family Room	Main	14`11" x 14`2"
Dining Room	Main	10`4" x 11`0"
2pc Bathroom	Main	4`11" x 4`11"
4pc Ensuite bath	Second	10`1" x 5`11"
Bedroom	Second	11`2" x 10`9"
Bedroom	Second	11`1" x 11`0"
Bedroom	Basement	9`6" x 11`0"

4pc Bathroom Furnace/Utility Room	Basement Basement	9`3" x 4`11" 9`6" x 14`4"	Game Room	Basement	14`0" x 36`5"
Legal/Tax/Financial					

Title: Fee Simple	Zoning: R-1N
Legal Desc:	0111587
Remarks	

Pub Rmks:	<p>*****LOCATION LOCATION LOCATION*****PRICE REDUCED. SEPARATE ENTRANCE FINISHED BASEMENT WALKING DISTANCE TO GENESIS CENTRE WELCOME TO THIS BEAUTIFUL HOUSE IN CUL-DE-SAC BACKING ON TO THE "FALCONRIDGE BLVD " LISTED IN THE AMENITY RICH COMMUNITY OF TARADALE .BOASTING A SPACIOUS BACKYARD, THIS HOME OFFERS AN ARRAY OF FEATURES TO EXPLORE. WITH FOUR BEDROOMS ON THE UPPER LEVEL, TWO LIVING AREAS, AN ELECTRIC FIREPLACE, DESIGNATED DINING SPACE, AND A SEPARATE ENTRANCE TO THE BASEMENT, THE POSSIBILITIES ARE ENDLESS. THE BASEMENT INCLUDES ONE BEDROOM, A FULL BATHROOM, ROUGH-INS FOR A KITCHEN, AND MORE. UPON ENTRY, YOU'RE GREETED BY CARPETED FLOORING THROUGHOUT THE MAIN FLOOR, FEATURING A LIVING AREA WITH AMPLE NATURAL LIGHT, A FAMILY ROOM WITH AN ELECTRIC FIREPLACE, A SIZABLE KITCHEN WITH A LARGE PANTRY, A SEPARATE LAUNDRY ROOM WITH ABUNDANT STORAGE, AND A CONVENIENT 2-PIECE BATHROOM. UPSTAIRS, DISCOVER FOUR BEDROOMS, TWO FULL BATHROOMS, AND A SKYLIGHT ILLUMINATING THE SECOND FLOOR. THE PRIMARY BEDROOM BOASTS A WALK-IN CLOSET AND A 4-PIECE ENSUITE, WHILE THE REMAINING BEDROOMS SHARE ANOTHER 4-PIECE BATHROOM. THE BASEMENT, WITH ITS SEPARATE ENTRANCE, COMPRISES A BEDROOM, A FULL BATHROOM, A KITCHEN AND A SPACIOUS LIVING AREA. SITUATED CLOSE TO SCHOOLS, GENESIS, THE LRT, AND OTHER MAJOR AMENITIES. NEW WINDOWS (2021) EXCEPT 2 BIG LIVING AREA , ROOF AND SIDING (2021), DISHWASHER AND STOVE (2021), FRIDGE (2016), WASHER/ DRYER (2016) . SECURITY SYSTEM STAYS WITH THE PROPERTY THAT INCLUDES FRONT CAMERA DOOR BELL, 3 MOTION SENSORS AND ALL OUTSIDE DOORS AND WINDOWS SENSORS.. THIS HOME WON'T STAY ON THE MARKET FOR LONG. DON'T MISS OUT ON THIS FANTASTIC OPPORTUNITY!</p>
Inclusions:	<p>6 PC DINING SET, STORAGE CABNET IN DINING AREA, MASTER BEDROOM BED WITHOUT MATTRESS, TWO NIGHT TABLES, CHEST AND DRAWER WITH MIRROR. BASEMENT FRIDGE AND FREEZER.</p>
Property Listed By:	<p>TREC The Real Estate Company</p>

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









