



THE
A-TEAM

**RE/MAX
FIRST**

137 TARINGTON Court, Calgary T3J 4N3

MLS® #: **A2131642**

Area: **Taradale**

Listing Date: **05/12/24**

List Price: **\$599,000**

Status: **Active**

County: **Calgary**

Change: **+\$9k, 27-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2001**

Lot Information

Lot Sz Ar: **389 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,213**
Low Sqft:
Ttl Sqft: **1,213**

DOM

51

Layout

Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Natural Gas**
Sewer:
Ext Feat: **Outdoor Grill**

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

Kitchen Appl: **Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Closet Organizers**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`4" x 14`1"
Living Room	Main	13`8" x 15`5"
Bedroom	Upper	8`7" x 11`0"
Family Room	Lower	18`0" x 19`2"
Bedroom	Basement	8`2" x 12`11"
Storage	Basement	4`4" x 3`8"

Room	Level	Dimensions
Kitchen	Main	7`10" x 10`7"
5pc Bathroom	Upper	5`1" x 12`0"
Bedroom - Primary	Upper	10`4" x 14`6"
4pc Bathroom	Basement	5`0" x 7`10"
Bedroom	Basement	9`7" x 14`11"
Furnace/Utility Room	Basement	4`7" x 10`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0012431

Zoning:
R-1N

Remarks

Pub Rmks: **WALKOUT, 4 level SPLIT OVER 1700 SQFT LIVING SPACE ,house boasts of an open floor plan.MAIN FLOOR LIVING DINNNG KITCHEN The upper level has 2 well-sized bedrooms and a full bath. The lower level features two extra bedrooms, a full bath, and a spacious family room with a gas fireplace. WALKOUT OVERSIZE DECK PIE SHAPE LOT OVERSIZE GARAGE CLOSER TO ALL AMENTIES.**

Inclusions: **NONE**

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

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









