



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**131 TARAWOOD GROVE , Calgary T3J 5A7**

MLS®#: **A2143726**      Area: **Taradale**      Listing **06/22/24**      List Price: **\$699,000**  
 Status: **Active**      County: **Calgary**      Date:      Change: **-\$11k, 26-Jun**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2003**      Abv Sqft: **1,795**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **3,928 sqft**      Ttl Sqft: **1,795**  
 Lot Shape:

DOM

**8**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stucco, Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet, Ceramic Tile, Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 4`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`2" x 14`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`7" x 11`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`4" x 10`11"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`3" x 7`5"</b>	<b>Family Room</b>	<b>Upper</b>	<b>15`10" x 17`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`10" x 8`5"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`0" x 10`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>18`6" x 14`8"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8`3" x 9`6"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`1" x 4`11"</b>	<b>4pc Bathroom</b>	<b>Lower</b>	<b>9`10" x 8`1"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>14`9" x 12`0"</b>	<b>Game Room</b>	<b>Lower</b>	<b>20`7" x 11`8"</b>

Furnace/Utility Room

Lower

6`5" x 4`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0214139

Zoning:

R-1N

Remarks

Pub Rmks:

**Welcome to this beautiful 2 Storey house nestled in the community of Taradale. This family home boasts over 1795 SqFt throughout the main and upper levels with an additional 615 SqFt in the finished basement. **\*\*Upgraded new in 2022 Stucco, smart boards gutters, garage and roof all changed and made new \*\*** Open the front door to a foyer with closet storage leading to the main level that has a great open floor plan made for entertaining friends and family. The kitchen is finished with plenty of cabinet storage, stainless steel appliances, a corner pantry and a large centre island. The dining room overlooks the new deck railing and glass on deck into your own backyard oasis for those perfect summer nights . The family room features a gas fireplace. The main level is complete with a laundry room coming off the interior garage door and a 2pc bathroom. Upstairs features 3 bedrooms, 2 bathrooms and a loft space. The primary bedroom is expansive with an incredible amount of room a walk-in closet and private 4pc ensuite bathroom. The upper level loft/family room has been renovated to have a sink and bar top style and glass covering against railing entrance, perfect for a small office space or your business. Downstairs is a finished basement with even more living space! The basement is perfect for overnight guests as there is a full size bedroom and a 4pc bathroom on this lower level. The rec room is also a bonus on this level, perfect for entertaining. Close to shopping and amenities! Hurry and book a showing at your new home today!**

Inclusions:

Property Listed By:

**REFRIGERATOR, DISHWASHER, HOOD FAN, WASHER, STOVE, DRYER, GARAGE CONTROLS, GARAGE REMOTE**  
**Century 21 Bravo Realty**

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









