



THE
A-TEAM

**RE/MAX
FIRST**

86 TARALEA Circle, Calgary T3J 5G8

MLS® #: **A2145017** Area: **Taradale** Listing Date: **06/27/24** List Price: **\$599,990**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **3,218 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,177**
 Low Sqft:
 Ttl Sqft: **1,177**

DOM

5
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**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Tile, Vinyl**
 Sewer: Water Source:
 Ext Feat: **Garden** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Oven, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer**
 Int Feat: **Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`4" x 11`7"	Dining Room	Main	8`8" x 11`9"
Kitchen	Main	13`10" x 9`8"	2pc Bathroom	Main	6`9" x 2`8"
Bedroom - Primary	Second	11`0" x 11`11"	Walk-In Closet	Second	4`11" x 6`8"
4pc Bathroom	Second	4`11" x 7`11"	Bedroom	Second	9`9" x 9`4"
Bedroom	Second	11`8" x 9`3"	Laundry	Basement	4`4" x 6`8"
Flex Space	Basement	17`6" x 10`9"	Kitchenette	Basement	0`4" x 10`8"

Furnace/Utility Room
3pc Ensuite bath
Mud Room

Basement
Basement
Main

7`10" x 5`8"
5`11" x 5`8"
7`2" x 3`7"

Bedroom
Entrance

Basement
Main

10`0" x 11`9"
4`11" x 4`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0411443

Zoning:
R-1N

Remarks

Pub Rmks:

Welcome to this beautifully maintained 2-storey house with a great exterior and a lot of natural sunlight in most of the rooms. The main floor consists of a large living room, a spacious kitchen and a nice space for an eating area. Upstairs features a master bedroom, another 2 nice sized bedrooms plus a four piece bathroom. The basement (illegal suite) has a separate entrance, a flex room, a bedroom and a 3-piece bathroom. There is a detached garage in the back of the house. Fridge, microwave and hood fan in the basement
URBAN-REALTY.ca

Inclusions:
Property Listed By:

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











