



THE
A-TEAM

**RE/MAX
FIRST**

123 TARAWOOD Road, Calgary T3J 5B4

MLS®#: **A2152086**

Area: **Taradale**

Listing Date: **07/27/24**

List Price: **\$614,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2004**

Lot Information

Lot Sz Ar: **2,798 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,369**

Low Sqft:

Ttl Sqft: **1,369**

DOM

54

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Level,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **Kitchen Island,Separate Entrance,Storage**
Utilities:

Room Information

| Room | Level | Dimensions |
|----------------------|----------|---------------|
| Dining Room | Main | 8`7" x 6`0" |
| Kitchen | Main | 16`6" x 14`1" |
| Furnace/Utility Room | Basement | 9`0" x 6`0" |
| Bedroom | Second | 11`11" x 9`2" |
| Bedroom | Basement | 13`2" x 8`9" |
| 4pc Bathroom | Second | 8`1" x 4`11" |
| 4pc Bathroom | Basement | 7`8" x 4`11" |

| Room | Level | Dimensions |
|-------------------|----------|----------------|
| Living Room | Main | 13`2" x 13`2" |
| Laundry | Basement | 4`10" x 4`7" |
| Bedroom - Primary | Second | 13`10" x 12`5" |
| Bedroom | Second | 9`4" x 9`3" |
| 2pc Bathroom | Main | 5`3" x 4`4" |
| 3pc Ensuite bath | Second | 7`5" x 5`9" |
| Kitchen | Basement | 12`7" x 7`8" |

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0310263

Remarks

Pub Rmks: **4 BED 3.5 BATH | DOUBLE GARAGE | OPEN FLOOR PLAN | ILLEGAL SUITE | PRIME LOCATION | TENANT OCCUPIED | Welcome to this charming and meticulously maintained 4-bedroom, 3.5-bathroom home, offering a perfect blend of comfort and functionality. Situated in the desirable community of Taradale, this residence presents an exceptional living experience for families and investors alike. Step inside and be greeted with a warm cozy ambiance, highlighted by large windows that flood the home with natural light. The main floor boasts a spacious and inviting living room, perfect for relaxation and social gatherings. The functional kitchen, designed for efficiency with ample counter space and cabinetry. The upper level features three generously sized bedrooms, ensuring plenty of space for rest and privacy. A well appointed 4-piece and 3-piece bathroom complements the upper bedrooms offering convenience and style. The lower level houses a 1-bedroom illegal suite with a 3-piece bathroom and a separate walk-up entrance, ideal for generating rental income or providing additional living space. This also enhances the home's versatility, catering to various lifestyle needs. Whether you're a first-time homebuyer or an investor seeking a profitable rental property, this home offers exceptional value and potential. Enjoy the convenience of being close to all amenities, including schools, public transit, shopping, and recreational facilities. Don't miss out on this incredible opportunity. Schedule a viewing today and make this charming house your new home!**

Inclusions:
Property Listed By: **N/A**
TREC The Real Estate Company

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









