

111 TARAWOOD Lane #113, Calgary T3J 0G8

MLS®#: **A2152418** Area: **Taradale** Listing **07/25/24** List Price: **\$399,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 13-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,144**
 Low Sqft:
 Ttl Sqft: **1,144**

DOM
53
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Back Yard,Lawn,Landscaped**
 Park Feat: **Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **No Animal Home,No Smoking Home,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`1" x 4`5"	Living Room	Main	18`11" x 13`1"
Kitchen	Main	11`9" x 11`4"	Dining Room	Main	5`10" x 7`1"
2pc Bathroom	Main	5`7" x 5`3"	Entrance	Main	4`5" x 3`9"
Bedroom	Second	8`8" x 8`4"	Bedroom	Second	10`9" x 8`6"
Walk-In Closet	Second	5`1" x 5`2"	4pc Bathroom	Second	7`11" x 4`11"
Bedroom - Primary	Second	11`3" x 11`9"	3pc Ensuite bath	Second	6`1" x 7`3"
Living/Dining Room Combination	Basement	27`11" x 17`3"			

Legal/Tax/Financial

Condo Fee:
\$300

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d75

Legal Desc: **0514050**

Remarks

Pub Rmks: **| 1,144SqFt | 3 BEDROOMS | 2.5 BATHROOMS | UNFINISHED BASEMENT | Welcome to this enchanting 3-bed, 2.5-bath townhouse nestled in the heart of the beloved Taradale community! This stunning home combines comfort, convenience, and a sense of community, making it a dream come true for families and first-time homebuyers alike. Step inside to be greeted by an inviting living space, bathed in natural light and designed for both relaxation and entertaining. The open-concept layout seamlessly unites the living room, dining area, and kitchen, creating a spacious and airy environment perfect for everyday living. The kitchen is a culinary delight, featuring modern appliances, ample counter space, and abundant storage, making meal preparation effortless and enjoyable. Whether you're whipping up a family dinner or a casual breakfast, this kitchen caters to all your culinary desires. One of the standout features of this home is its prime location within the vibrant Taradale community. Renowned for its family-friendly atmosphere, Taradale boasts numerous parks and green spaces, perfect for outdoor activities, picnics, and playful afternoons with the kids. Spend your weekends exploring the scenic parks, taking leisurely walks, or participating in community events. With shopping and amenities conveniently nearby, a variety of retail options, grocery stores, and dining establishments are just minutes away. Everything you need is within easy reach, simplifying daily errands and making weekend outings a joy. Additional features of this townhouse include a convenient half bath on the main floor, ample storage space, and designated parking. The community also offers well-maintained common areas and a welcoming neighborhood ambiance. Don't miss your chance to call this exquisite townhouse your new home. Schedule a viewing today and experience the pinnacle of family living in the highly desirable Taradale community!**

Inclusions:
Property Listed By: **Dishwasher, electric stove, Microwave with hood fan, Refrigerator, Washer/Dryer
Greater Property Group**

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