



THE
A-TEAM

**RE/MAX
FIRST**

111 TARAWOOD Lane #1509, Calgary T3J 5C1

MLS®#: **A2158516**

Area: **Taradale**

Listing Date: **08/16/24**

List Price: **\$396,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,142**
Low Sqft:
Ttl Sqft: **1,142**

DOM

34
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Yard,Corner Lot,Few Trees,Front Yard,Landscaped,Street Lighting,Treed**
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Dock,Garden,Lighting,Playground**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Refrigerator,Washer**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`5" x 4`10"	Kitchen	Main	14`11" x 11`5"
Living Room	Main	13`3" x 16`7"	4pc Bathroom	Second	8`8" x 5`1"
Bedroom	Second	9`5" x 11`4"	Bedroom	Second	8`5" x 11`3"
Bedroom - Primary	Second	14`11" x 9`9"	Game Room	Basement	16`9" x 27`11"
Furnace/Utility Room	Basement	5`1" x 5`9"			

Legal/Tax/Financial

Condo Fee:
\$350

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d75

Legal Desc: **0312010**

Remarks

Pub Rmks: **Welcome to this stunning 3-bedroom, 1.5-bathroom corner unit townhome nestled in the sought-after Taradale community. This exceptional property offers over 1,140 square feet of meticulously maintained living space, making it a perfect fit for families, professionals, and those seeking a balance of comfort and convenience. Key Features: SPACIOUS & BRIGHT: Enjoy an expansive and light-filled open floor plan that seamlessly blends comfort with functionality. THREE GENEROUS BEDROOMS: Thoughtfully designed bedrooms offer ample space for relaxation and restful nights. MODERN CONVENIENCE: Includes a main floor powder room for guests and a full bathroom on the upper level. PRIME LOCATION: Ideally situated within walking distance to C-Train station, shopping, top-rated schools, parks, and all essential amenities. OUTDOOR LIVING: A common backyard area provides the perfect spot for children to play and for you to unwind on warm summer evenings. CORNER UNIT PRIVACY: Experience the added advantage of an end unit with only one shared wall, ensuring extra privacy and tranquility. CONVENIENT PARKING: Comes with an assigned parking stall just steps from your front door. PRIDE OF OWNERSHIP: Lovingly cared for by the current owner, this home is in pristine, move-in-ready condition. This beautiful townhome at 111 Tarawood Lane NE is more than just a place to live; it's a place to create lasting memories. With its unbeatable location, modern amenities, and impeccable condition, this property is sure to capture hearts. Don't miss out—schedule your private showing today and discover the charm of this wonderful home!**

Inclusions: **none**
Property Listed By: **PREP Realty**

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