

286 TARAVISTA Drive, Calgary T3J 5L8

| MLS®#: | A2159801 | Area: | Taradale | Listing | 08/26/24 | List | Price: \$834,900 | | | |
|----------------|----------|---------|----------|------------------|--------------|-------------|----------------------------|-------|---------------|-----------|
| Status: | Active | County: | Calgary | Date: Change: | None | Asso | Association: Fort McMurray | | | |
| | | | | General Inf | ormation | | | | DOM | |
| | | | | Prop Type: | | Residential | | | 23 | |
| | | | | Sub Type: | | Detached | | | <u>Layout</u> | |
| and the second | | | | City/Town: | | Calgary | Finished Floor A | rea | Beds: | 6 (4 2) |
| | | | No. | Year Built: | | 2006 | Abv Sqft: | 2,537 | Baths: | 4.0 (3 2) |
| | ~ ~ | | - Shick | Lot Informa | <u>ition</u> | | Low Sqft: | | Style: | 2 Storey |
| | | | | Lot Sz Ar: | | 3,821 sqft | Ttl Sqft: | 2,537 | | |
| 1.1 | | | | Lot Shape: | | | | | Darking | |

| Ttl Park: | |
|------------|--|
| Garage Sz: | |
| | |

<u>Parking</u>

4 2

Rectangular Lot

Access:

Lot Feat:

Park Feat:

Double Garage Attached

Utilities and Features

| Roof: Heating: Sewer: Ext Feat: Kitchen Appl: Int Feat: | Asphalt Shingle Forced Air,Natural Gas Playground,Private Yard Dishwasher,Electric Sto Breakfast Bar,Double V | Construction: Wood Frame Flooring: Laminate Water Source: Fnd/Bsmt: Poured Concrete d,Refrigerator,Washer/Dryer,Wind | dow Coverings | | | | | |
|----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|--|--|--|
| Utilities: | Room Information | | | | | | | |
| Room Foyer 2pc Bathroom Living Room Mud Room Breakfast Nool Walk-In Closet 2pc Ensuite ba | Main Main k Main Second | Dimensions 9`11" x 9`2" 5`1" x 4`11" 16`0" x 14`0" 7`5" x 6`7" 10`6" x 11`5" 7`6" x 4`7" 4`6" x 4`7" | Room Spice Kitchen Kitchen Entrance Dining Room Bedroom Bedroom 4pc Bathroom | Level Main Main Main Main Second Second Second | Dimensions 11`5" x 5`1" 14`1" x 11`5" 8`6" x 7`4" 11`9" x 9`0" 13`2" x 8`9" 14`0" x 9`5" 9`3" x 6`1" | | | |

| Bedroom Bedroom - Primary 5pc Ensuite bath Kitchen 4pc Bathroom Game Room | Second Second Second Basement Basement Basement | 11`11" x 9`1" 16`4" x 12`7" 14`5" x 9`0" 9`11" x 15`7" 11`0" x 4`11" 14`7" x 12`1" | Bonus Room Walk-In Closet Walk-In Closet Bedroom Laundry Bedroom | Second Second Second Basement Basement Basement | 17`5" x 10`3" 8`2" x 4`7" 4`1" x 4`0" 13`5" x 13`4" 2`7" x 2`10" 9`8" x 9`3" |
|------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Storage | Basement | 12`10" x 6`6" | Legal/Tax/Financial | | |
| Title: Fee Simple Legal Desc: | 0511976 | Zoning: R-1N | Remarks | | |
| Pub Rmks: Inclusions: Property Listed By: | REDESIGNED.APPROXIN FINAL INSPECTION BY C ISLAND,SPICE KITCHEN STAIR,SECOND BEDROC BEDROOMS AND DEN/S HOUSE,9' CEILING ON T WITH ITS LOW MAINTEI (5-9),NELSON MANDEL/ | MATELY \$200,000 IN TOP TO BOTT CITY OF CALGARY TO APPROVE AS WITH GAS COOKTOP. THERE ARE OM WITH HALF BATH EN SUITE,2 M TORAGE ROOM(ILLEGAL SUITE)V HE MAIN FLOOR,HEATED,INSULAT MANCE LANDSCAPE AND ENHANCI A HIGH SCHOOL,GENESIS CENTRE | ELEGAL BASEMENT SUITE. MAIN F 4 BEDROOMS UPSTAIRS,MASTER 40RE GOOD SIZE BEDROOMS WIT VITH SEPARATE ENTRANCE.LONG FED AND DRYWALLED DOUBLE FR ED DECK.WALK TO TARADALE ELE | UL BASEMENT SUITE,ALTHOUG LOOR BEAUTIFUL WHITE EXTE WITH 5 PCE UPGRADE ENSUIT H COMMON BATH AND BONUS LIST OF UPGRADES,GRANITE C ONT GARAGE.THE BACKYARD 1 MENTARY (K-4),OUR LADY FAT ENTRE.PUBLIC TRANSPORTATI | S BEEN THOUGHTFULLY GH ILLEGAL NOW,BUT WAITING FOR THE NDED KITCHEN CUPBOARDS,10X5 HUGE E,WITH DOUBLE SINK,LAUNDRY UP ROOM.BASEMENT FULLY DEVELOPED WITH 2 OUNTERTOPS,POT LIGHTS THROUGHOUT THE FRANSFORMS INTO A SUMMERTIME HAVEN TMA SCHOOL (K-6),TED HARRISON SCHOOL ION IS ON THE DOOR STEPS. INSURANCE |

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