

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

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