



THE
A-TEAM

**RE/MAX
FIRST**

51 TARALEA Crescent, Calgary T3J 4Y1

MLS® #: **A2159948**

Area: **Taradale**

Listing Date: **08/22/24**

List Price: **\$599,900**

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: **4,800 sqft**
Lot Shape:

Access:

Lot Feat: **Pie Shaped Lot**
Park Feat: **Alley Access, Double Garage Detached, Off Street**

DOM

28
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Dock**

Construction: **Concrete, Post & Beam, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Tile, Vinyl Plank**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator, Dishwasher, Dryer, Electric Range, Electric Stove, Microwave**
Int Feat: **Kitchen Island**
Utilities: **Cable Connected, Electricity Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	4`11" x 7`11"
3pc Ensuite bath	Main	4`11" x 8`2"
Living Room	Main	10`8" x 18`11"
Kitchen With Eating Area	Main	9`3" x 12`3"
Bedroom	Basement	8`7" x 10`2"
Laundry	Basement	2`7" x 3`3"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	11`5" x 13`8"
Bedroom	Main	10`2" x 10`3"
Entrance	Main	7`5" x 4`11"
Dining Room	Main	9`3" x 12`1"
4pc Bathroom	Basement	4`11" x 7`6"
Family Room	Basement	12`9" x 12`1"

**Kitchen
Bedroom**

**Basement
Basement**

**8`1" x 11`1"
11`0" x 12`2"**

Mud Room

Basement

7`11" x 5`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0311639

Zoning:
R-1N

Remarks

Pub Rmks:

Location, location... Total finished and livable area 1641.0 Sqft with two bedroom illegal suite , And total 4 bedroom house , NEAR TO DESHMESH CULTURE CENTRE And just a few blocks to Coop Gas station Recreation Centre, a short drive to Chalo Freshco and loads of shops and banks closely too. All schools, transit, and LRT station. Parks for your exercise needs. Two washers and dryers, Illegal suite has it's own laundry!!! Large Lot, pie shape, southwest facing rear yard, huge deck, solid fence, and an oversized detached garage. Vault ceilings, amazing sunlight(builder got special permission for extra windows on the main level. All the appliances-are also times two. Main floor kitchen has an island and pantry, all on hardwood. Oak accents through out the main, under counter lighting. Lower level has in floor heating system with it's own control for the Illegal suite with separate entrance, under counter lighting. A forced air heats the upper level. DO NOT MISS THIS PRIME LOCATION .

Inclusions:
Property Listed By:

**Fridges , Stoves , Washers , Dryers , Micro Wave . Hood Fan , garage Remote control
Royal LePage METRO**

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