



THE
A-TEAM

**RE/MAX
FIRST**

166 TARAWOOD Lane, Calgary T3J 5A7

MLS®#: **A2161894**

Area: **Taradale**

Listing Date: **08/31/24**

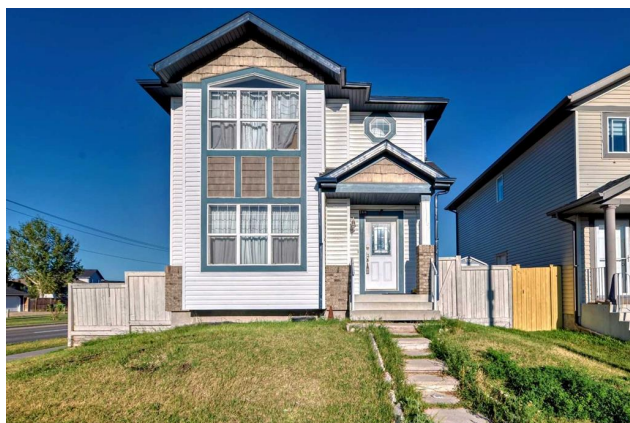
List Price: **\$639,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 12-Sep**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,101 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,673**
Low Sqft:
Ttl Sqft: **1,673**

DOM

19
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Street Lighting**
Park Feat: **Alley Access,Off Street,On Street,Other,Parking Pad,Rear Drive**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Pantry,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`0" x 5`9"	Living Room	Main	13`11" x 15`4"
Dining Room	Main	11`4" x 19`6"	2pc Bathroom	Main	5`9" x 8`2"
Kitchen	Main	9`9" x 15`10"	Pantry	Main	3`8" x 3`8"
Bedroom	Upper	10`2" x 14`8"	Balcony	Upper	12`1" x 11`8"
Bedroom	Upper	10`7" x 11`8"	4pc Bathroom	Upper	8`6" x 4`11"
Bedroom - Primary	Upper	15`8" x 15`7"	4pc Ensuite bath	Upper	4`11" x 8`2"
Walk-In Closet	Upper	8`6" x 4`5"	Family Room	Basement	10`6" x 13`1"

**Kitchen
Laundry
Bedroom**

**Basement
Basement
Basement**

**9`2" x 10`2"
6`6" x 10`3"
8`1" x 12`9"**

**4pc Bathroom
Laundry
Flex Space**

Legal/Tax/Financial

**Basement
Main
Basement**

**5`8" x 8`6"
5`9" x 8`2"
9`5" x 10`10"**

Title:
Fee Simple
Legal Desc:

0214139

Zoning:
R-1N

Remarks

Pub Rmks:

Welcome to this great home in Taradale, it's built on a large CORNER LOT. As soon as you walk into the house, you are greeted with very bright and open layout concept. There is a well laid out living room adjacent with the dining room and a nice kitchen. As you walkout to the backyard, you are greeted with a huge deck (19' x 12'4") and a really big backyard. The main floor also has a 2pc bath with attached/separate laundry. Upper floor has primary bedroom with walk-in closet & ensuite 4pc bath, two very decent size bedroom with a 4pc bath. There is a direct access to a HUGE BALCONY from the primary bedroom. Basement is fully finished, it's an illegal suite with a separate side entrance. The location of this property is absolutely incredible, it's walking distance to the Saddletown train station, saddletown circle, shopping plazas and walking distance to 80th Ave shopping plaza. It's close to the kids park, close to schools, bus stops, and walking distance away from various restaurants.

Inclusions:
Property Listed By:

**NA
SkaiRise Realty**

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





