



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**166 TARAWOOD Lane, Calgary T3J 5A7**

MLS®#: **A2161894**      Area: **Taradale**      Listing **08/31/24**      List Price: **\$639,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2003**      Abv Sqft: **1,673**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **4,101 sqft**      Ttl Sqft: **1,673**  
 Lot Shape:

DOM

**81**  
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. FRESH PAINT and NEW FLOORING. 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. HUGE BALCONY. 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, saddletwon 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**













