



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**119 TARAVIDA Drive, Calgary T3J 4T2**

MLS®#: **A2162317**

Area: **Taradale**

Listing Date: **09/03/24**

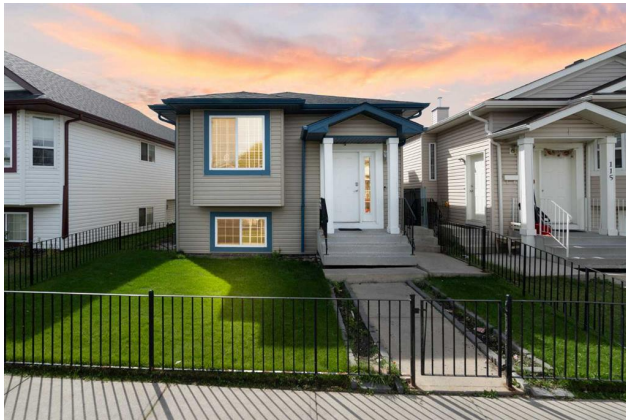
List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 12-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2001**

Lot Information

Lot Sz Ar: **2,960 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,112**  
Low Sqft:  
Ttl Sqft: **1,112**

DOM

**15**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Lane,Gentle Sloping,Landscaped,Street Lighting**  
Park Feat: **Additional Parking,Alley Access,Covered,Double Garage Detached,Garage Door Opener,Garage Faces Rear,On Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Gas Range,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Closet Organizers,Granite Counters,No Animal Home,No Smoking Home,Separate Entrance,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	9`11" x 3`2"
Dining Room	Main	11`9" x 8`4"
Bedroom - Primary	Main	16`8" x 13`1"
Bedroom	Main	11`5" x 11`2"
4pc Ensuite bath	Main	9`5" x 4`11"
Living Room	Basement	17`3" x 14`0"
Storage	Basement	8`9" x 6`5"

Room	Level	Dimensions
Living Room	Main	12`3" x 12`8"
Kitchen	Main	11`9" x 7`1"
Bedroom	Main	11`9" x 9`8"
Walk-In Closet	Main	4`11" x 4`0"
4pc Bathroom	Main	8`10" x 4`11"
Kitchen With Eating Area	Basement	10`10" x 8`10"
4pc Bathroom	Basement	10`8" x 4`10"

**Bedroom - Primary  
Laundry**

**Basement  
Basement**

**14`11" x 12`0"  
9`7" x 9`0"**

**Bedroom  
Storage**  
Legal/Tax/Financial

**Basement  
Basement**

**12`10" x 8`8"  
9`4" x 4`4"**

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1N**

**0111995**

Remarks

Pub Rmks: **Welcome to 119 Taravista Drive NE, a meticulously maintained bi-level home nestled in the vibrant community of Taradale. This beautifully upgraded property boasts a well-thought-out layout, featuring 3 spacious bedrooms on the upper level, including a generous primary retreat with an ensuite and walk-in closet. Enjoy modern touches throughout with elegant granite countertops in both the kitchen and bathrooms. The fully developed basement offers 2 additional bedrooms, a full kitchen, laundry, and a separate entry, making it ideal for many possibilities. Outside, you'll find a double car garage at the rear, providing ample parking. Conveniently located near schools, shopping centers, bus stands, the YMCA recreational center, and Saddletown train station. Plus, it's just minutes from the Calgary Airport. This home is perfect for those seeking comfort and convenience in a thriving neighborhood.**

Inclusions: **Basement: Electric Range, Hood Fan, Refrigerator**  
Property Listed By: **Real Broker**

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

