



THE
A-TEAM

**RE/MAX
FIRST**

35 TARALEA Gardens, Calgary T3J 4W4

MLS® #: **A2163691**

Area: **Taradale**

Listing Date: **09/08/24**

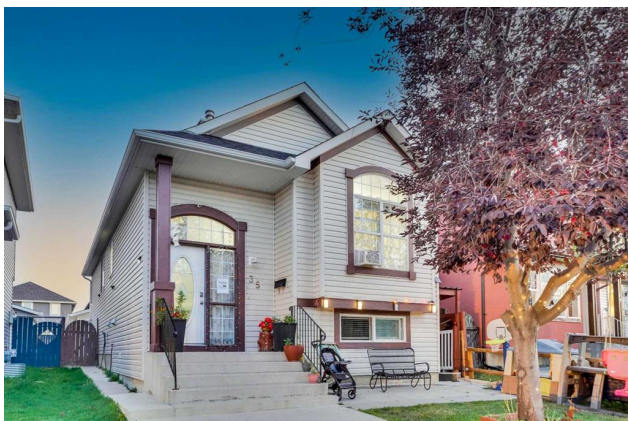
List Price: **\$629,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 19-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2002**

Lot Information

Lot Sz Ar: **3,369 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,014**
Low Sqft:
Ttl Sqft: **1,014**

DOM

11
Layout
Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Lane,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main	4`5" x 5`0"	4pc Bathroom	Main	7`10" x 5`0"
Bedroom	Main	9`4" x 8`4"	Bedroom	Main	9`0" x 9`8"
Dining Room	Main	13`4" x 12`4"	Kitchen	Main	9`4" x 11`3"
Living Room	Main	12`8" x 11`3"	Bedroom - Primary	Main	11`8" x 12`0"
4pc Bathroom	Basement	7`6" x 5`1"	Bedroom	Basement	8`11" x 10`7"
Bedroom	Basement	10`9" x 13`7"	Kitchen	Basement	12`1" x 16`5"
Living Room	Basement	13`4" x 21`8"	Furnace/Utility Room	Basement	8`9" x 6`1"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0211762

Remarks

Pub Rmks: **Don't miss your chance to view this beautiful family home in TARADALE. The bright living room & dining room features newer laminate and the kitchen has been updated with granite counter tops . New FRIDGE,STOVE , WASHER AND DRYER. There are a total of 5 bedrooms (3 up + 2 down) and two and half bathrooms. Downstairs you will find a two big bedrooms large bright family room & TV room, large windows, additional 4-piece bath and laundry room . This home is complete with double attached garage. Close to parks, transit, schools and shopping. You won't be disappointed!**

Inclusions:
Property Listed By: **N/A
Century 21 Bravo Realty**

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

