



28 TARAWOOD Grove, Calgary T3J 5A7

MLS® #: **A2166007** Area: **Taradale** Listing Date: **09/15/24** List Price: **\$639,500**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2003**
Lot Information
 Lot Sz Ar: **3,498 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Double Garage Attached,Driveway,Garage Door Opener**

DOM

4
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Central,Natural Gas** Flooring: **Carpet,Laminate**
 Sewer: **Public Sewer** Water Source: **Public**
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Electric Range,Central Air Conditioner,Dishwasher,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Central Vacuum,No Animal Home,No Smoking Home,Pantry,Storage,Vinyl Windows**
 Utilities: **Electricity Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	5`11" x 6`6"	Kitchen	Main	8`7" x 10`9"
Dining Room	Main	6`3" x 9`11"	Living Room	Main	13`9" x 15`1"
Laundry	Main	4`11" x 5`9"	Bedroom - Primary	Upper	11`3" x 12`5"
Bedroom	Upper	8`6" x 12`9"	Bedroom	Upper	8`10" x 10`3"
Bonus Room	Upper	11`5" x 16`11"	Bedroom	Basement	9`6" x 10`10"
Family Room	Basement	10`9" x 14`6"	Flex Space	Basement	7`8" x 10`4"

Storage
4pc Bathroom
3pc Bathroom

Basement
Upper
Basement

6`6" x 9`6"
4`11" x 9`3"
4`11" x 7`9"

2pc Bathroom
4pc Ensuite bath

Main
Upper

4`2" x 4`11"
5`3" x 10`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0214139

Zoning:
R-1N

Remarks

Pub Rmks:

Beauty Awaits!! This Bright and immaculate non smoking 2 storey house with over 2,000sqft of living space, located within Taradale waits. The main floor has a Living Room with a Gas fireplace, Kitchen & Dining Room, that leads out to a deck and fenced off yard. A 2 pc bath & laundry room completes the level. The upstairs has a Pristine Bonus room, 3 bedrooms and 2 full baths. Which includes the Master Ensuite. The basement (illegal) has a single Room, 3 piece Bath, and a flex space which can be used to make the space your own. Complete with a Central A/C still under a 10 year warranty . Both Taradale Elementary & Nelson Mandela High School at a walking distance. Walking distance to Saddletown C-Train Station & Multiple Bus Stops for easy transportation to nearby Shopping Centers.and Gensis centre.Note: Elderly Woman is staying in the Basement During showing with Limited mobility, There was recent hail damage to the exterior of the home, Homeowner has already claimed & will be getting it fixed before the possession. Conditions offer accepted, waiting for deposit.

Inclusions:
Property Listed By:

N/A
MaxValue Realty Ltd.

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





