



THE
A-TEAM

**RE/MAX
FIRST**

51 TARINGTON Way, Calgary T3J 4N3

MLS® #: **A2166456** Area: **Taradale** Listing Date: **09/17/24** List Price: **\$574,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2000**
Lot Information
 Lot Sz Ar: **4,111 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,387**
 Low Sqft:
 Ttl Sqft: **1,387**

DOM

2
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Landscaped,Level,Rectangular Lot**
 Park Feat: **Concrete Driveway,Off Street,Parking Pad,Rear Drive,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Fire Pit,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Closet Organizers,Kitchen Island,Laminate Counters,Pantry,Vinyl Windows,Walk-In Closet(s),Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`6" x 10`5"	Kitchen	Main	14`10" x 9`5"
Dining Room	Main	12`9" x 9`6"	Bedroom - Primary	Upper	16`3" x 10`7"
Bedroom	Upper	10`5" x 9`8"	Bedroom	Upper	10`6" x 8`11"
2pc Bathroom	Main		4pc Bathroom	Upper	
4pc Ensuite bath	Upper		Game Room	Basement	31`11" x 17`10"
Storage	Basement	3`5" x 3`4"	Laundry	Basement	17`11" x 7`1"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

R-1N

Legal Desc:

0012431

Remarks

Pub Rmks:

**** NEW PRICE ALERT \$574,900 ** Wonderful Taradale "Family" home! You'll be amazed at how attractive this bright open floor plan is! Popular layout and Design. There is lots of entertaining room in the kitchen, which features classic oak cabinets, UPGRADED newer stainless steel appliances, tile backsplash, a kitchen window with a stainless steel sink below & a central island with extra storage, and a raised eating bar. It's a southwest-facing breakfast nook with views of the south-facing yard and it's easy to see the kids playing! The main floor living room offers a corner gas fireplace, an open foyer, a stately staircase with wood railings, and an extra side window. Upstairs features 3 good-sized bedrooms and 2 bathrooms, so that you know - the principal bedroom is oversized and offers a walk-in closet / full ensuite (tub & shower combo). The backyard is fully landscaped with a concrete garage pad, wood deck, shed, fenced, and parking for two cars. Other features include a fully finished basement with an oversized recreation room and more storage, luxury vinyl plank floors, bay windows in the living room, Exterior front brick details, a corner homesite, a quiet street, and steps from the playground. An extended possession date of October 2024 is possible - Ask for details. Must see home - "Just Move In"**

Inclusions:

Alarm (no Contract) Shed, Ceiling speakers

Property Listed By:

Jayman Realty Inc.

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











