



6248 TARALEA Park, Calgary T3J 5S8

MLS®#: **A2171088** Area: **Taradale** Listing Date: **10/05/24** List Price: **\$749,900**
 Status: **Active** 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: **4,477 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Irregular Lot,Landscaped,On Golf Course**
 Park Feat: **Double Garage Attached,Driveway**

DOM

59
Layout
 Beds: **5 (5)**
 Baths: **4.0 (4 0)**
 Style: **4 Level Split**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`1" x 16`9"	Kitchen With Eating Area	Main	14`5" x 12`3"
Bedroom - Primary	Second	14`9" x 13`11"	4pc Ensuite bath	Second	7`7" x 4`10"
Bedroom	Second	11`7" x 9`6"	4pc Bathroom	Second	7`7" x 4`11"
Bedroom	Second	9`10" x 9`2"	Bedroom	Third	11`7" x 9`10"
Living Room	Third	18`1" x 13`6"	Kitchen	Third	8`3" x 4`0"
4pc Bathroom	Third	7`11" x 6`2"	Laundry	Third	6`2" x 3`6"
Bedroom	Level 4	12`4" x 11`2"	4pc Ensuite bath	Level 4	8`6" x 4`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0213602

Remarks

Pub Rmks: **This Fully Renovated 4-level split house with a Double attached Heated garage has 220 Volt Power, comes with a Total of 5 Bedrooms, 4 Full Bathrooms, and A Legal basement suite with a separate side entrance. The House has Stucco with upgraded foam panel, new Roof and Gutters, New interior paint, and new Laminate floor on the main and 2nd Levels. The Main floor has a Living room with a bay window and The kitchen with an eating area has a Granite Counter. The 2 Level has 4 pcs Ensuite Master Bedroom, 2 Extra good size Bedrooms and one common 4 pcs Bathroom. The Basement is a Legal suite with a separate Entrance a Living room, a Kitchen, a Combined 4 pcs bathroom and a common Laundry. The 4th Level has a 4 pcs Ensuite bedroom. The House is within walking distance of the Transit service, school and playground. Easy access to highways and Shopping malls. Don't miss this house Be the first one to view this house.**

Inclusions:
Property Listed By:

**Garden Shed
RE/MAX Real Estate (Central)**

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











