

111 TARAWOOD Lane #3104, Calgary T3J 0C2

MLS® #: **A2171189** Area: **Taradale** Listing Date: **10/04/24** List Price: **\$396,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **1,507 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,042**
 Low Sqft:
 Ttl Sqft: **1,042**

DOM

60
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Ceramic Tile, Laminate, Linoleum**
 Sewer: Ext Feat: **Other** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Breakfast Bar, Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	11' 9" x 10' 0"	Bedroom	Second	8' 6" x 10' 9"
Bedroom	Second	8' 5" x 8' 8"	Living Room	Main	11' 9" x 17' 3"
Dining Room	Main	6' 1" x 7' 0"	2pc Bathroom	Main	5' 7" x 5' 2"
4pc Bathroom	Second	7' 11" x 4' 11"	Kitchen	Main	11' 3" x 11' 9"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$310

Fee Simple

M-1 d75

Fee Freq:

Monthly

Legal Desc: 0514050

Remarks

Pub Rmks: **4 MINS WALK TO SADDLETOWNE LRT STATION! Discover your dream home just a 4-minute walk from the LRT Station, Genesis Centre, local schools, and Saddletowne Circle Plaza, you'll have everything you need at your fingertips, including Safeway, banks, medical clinics, and various other amenities. This home features an inviting open-concept design with a spacious kitchen equipped with modern appliances and a charming breakfast bar. Enjoy meals in the beautifully positioned dining area, bathed in natural light from the window. The main floor also offers a convenient half bathroom for guests. Upstairs, you'll find a generous primary bedroom and two additional bedrooms, totalling three. A full four-piece bathroom and a walk-in closet enhance the comfort and functionality of this space, all complemented by clean carpets and meticulous maintenance. Step outside to your tranquil, partially fenced backyard, perfect for enjoying breathtaking sunsets. The basement houses a washer and dryer. Recently changed boiler, plus ample room for future development. Parking stall is beside your unit, and plenty visitors parking is conveniently located just across from the home. Relax on the cozy front porch, and bask in the natural light from the large windows throughout. Plus, a stunning park with a large lake is just a 10-minute walk away, making this location perfect for outdoor enthusiasts. Don't miss the opportunity to call this wonderful place home! Call your favourite realtor and book a showing today.**

Inclusions: none
Property Listed By: eXp Realty

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









