



THE
A-TEAM

**RE/MAX
FIRST**

67 TARAVIDA Gardens, Calgary T3J 4K9

MLS® #: **A2171286**

Area: **Taradale**

Listing Date: **10/10/24**

List Price: **\$537,000**

Status: **Pending**

County: **Calgary**

Change: **-\$13k, 05-Nov**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,388

Year Built:

2001

Low Sqft:

Ttl Sqft:

1,388

Lot Information

Lot Sz Ar:

3,971 sqft

Lot Shape:

DOM

72

Layout

Beds:

4 (3 1)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Landscaped,Many Trees,Rectangular Lot
Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Fire Pit,Private Entrance,Private Yard,Storage**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Hardwood,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Closet Organizers,Laminate Counters,Open Floorplan,Storage,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`0" x 12`0"
Living Room	Main	12`6" x 11`0"
Furnace/Utility Room	Basement	21`0" x 5`0"
Bedroom	Upper	13`0" x 9`6"
Bedroom	Basement	12`6" x 11`0"
4pc Ensuite bath	Upper	

Room	Level	Dimensions
Dining Room	Main	11`6" x 9`6"
Game Room	Basement	18`6" x 18`0"
Bedroom - Primary	Upper	14`0" x 11`6"
Bedroom	Upper	10`0" x 9`0"
2pc Bathroom	Main	
4pc Bathroom	Upper	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0012405

Remarks

Pub Rmks: **Absolutely stunning!! Class and elegance abound in this beautiful, bright, and luxurious home offering over 2000 sqft living space with finished basement, backing onto a private oasis backyard and a front yard green space. This home offers an open and inviting floor plan loaded with upgrades including gleaming engineered hardwood flooring. Step into the open foyer with front hall closet compete with mirrored sliding doors. The gorgeous living room is flooded with natural light streaming in from the massive front windows overlooking your manicured front yard and extended green space. The kitchen features top of the line stainless steel appliances with double oven, full height subway tile backsplash, deep sinks, shaker style cabinetry and a corner walk-in pantry. The dining room offers ample space for a large table and features a modern 3 light pendant style chandelier. A 2-piece bath/ laundry room just off your back entrance. Upstairs you will find a nook area perfect for that office desk. The spa inspired master retreat offers an enormous walk-in closet along with a 4-piece ensuite, featuring a deep tub/ shower combo with stone counter vanity. 2 additional bedroom both with deep closets and large windows. An additional 4-piece bath complete the upper level. The finished basement includes a gigantic rec space, a 4th bedroom, along with the utility/ furnace room complete with rough-in for future bathroom development as well as an extra fridge and freezer chest. The backyard is fully fenced and beautifully landscaped with a 2-tier deck, tall, serene Aspen trees, a designated firepit area, and stone/gravel walkway and 2 outdoor sheds for storage. This home is close to transit, quick access to key transportation routes, schools, and shopping. Imagine waking up every morning to the serene beauty of your very own backyard oasis, nestled within a tranquil, family-oriented community. If you're ready to have it all—spectacular views, peace, and a perfect environment for your family—look no further. Don't wait book your showing today! ****OPEN HOUSE SATURDAY OCT 26TH FROM 2PM TO 4PM*******

Inclusions: **2 Sheds in backyard, Fridge and Freezer in bsmt utility room**
Property Listed By: **RE/MAX House of Real Estate**

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











