



THE
A-TEAM

**RE/MAX
FIRST**

91 TARALEA Crescent, Calgary T3J 5A8

MLS®#: **A2171636**

Area: **Taradale**

Listing **10/18/24**

List Price: **\$579,999**

Status: **Active**

County: **Calgary**

Date:
Change: **-\$35k, 31-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2004**

Lot Information

Lot Sz Ar: **5,317 sqft**
Lot Shape:

Access:

Lot Feat: **Pie Shaped Lot**
Park Feat: **Double Garage Attached,Driveway**

DOM

106
Layout
Beds: **4 (1 3)**
Baths: **2.5 (2 1)**
Style: **Bi-Level**

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**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Granite Counters,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	15`4" x 16`2"
Dining Room	Main	45`11" x 44`7"
Living Room	Main	42`8" x 50`4"
Bedroom - Primary	Main	37`2" x 39`11"
Bedroom	Basement	39`4" x 39`11"
Bedroom	Basement	33`8" x 30`7"
Furnace/Utility Room	Basement	22`2" x 43`6"

Room	Level	Dimensions
4pc Ensuite bath	Main	16`5" x 25`5"
Kitchen	Main	41`7" x 51`1"
Office	Main	43`6" x 35`0"
4pc Bathroom	Basement	22`2" x 16`5"
Bedroom	Basement	36`8" x 30`7"
Game Room	Basement	48`5" x 85`4"

Title:
Fee Simple
Legal Desc:

0311639

Zoning:
R-G

Remarks

Pub Rmks: **OPEN HOUSE: FEBRUARY 2, 2025 SUNDAY 2PM - 4PM. Beautifully designed home that offers the perfect blend of comfort, convenience, and modern living. This spacious 4-bedroom, 2.5-bath property is ideal for families who are seeking both functionality and style in a prime location. As you step into the main floor, you're greeted by a bright, open-concept living area. The kitchen is thoughtfully designed with ample counter space, a large pantry, and modern appliances—ideal for home cooks and entertainers alike. Adjacent to the kitchen is a cozy dining room with direct access to a balcony, making it the perfect spot for enjoying your morning coffee or hosting summer barbecues. The main floor also features the expansive primary bedroom, complete with a walk-in closet and a private 4-piece ensuite bath. This retreat offers plenty of space and privacy, providing a peaceful escape after a long day. Head down to the fully finished basement, where you'll find three generously sized bedrooms, each with plenty of closet space, and a large recreation room. This versatile space is perfect for family movie nights, a home gym, or even a playroom for the kids. The basement offers endless possibilities to fit your lifestyle needs. Outside, the home features a double attached garage for secure parking and additional storage. The private backyard is ideal for outdoor activities, gardening, or simply relaxing with family and friends. Located in the vibrant Taradale community, this home is close to schools, parks, shopping, and transit, making it an ideal choice for those looking for convenience and a family-friendly neighborhood. Don't miss your chance to own this fantastic property at 91 Taralea Crescent NE! With its thoughtful layout, modern amenities, and great location, this home is ready for you to move in and make it your own. Schedule a showing now and see all that this incredible home has to offer!**

Inclusions:
Property Listed By: **PropZap Realty**

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









