



THE
A-TEAM

**RE/MAX
FIRST**

37 TARALAKE Terrace, Calgary T3J 0A4

MLS®#: **A2172336**

Area: **Taradale**

Listing Date: **10/14/24**

List Price: **\$564,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar: **3,250 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Street Lighting**
Park Feat: **Double Garage Detached**

DOM

37
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Other,Playground**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Refrigerator,Washer**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`0" x 4`10"
Kitchen	Main	14`3" x 8`4"
4pc Bathroom	Second	7`4" x 4`10"
Bedroom	Second	12`6" x 9`10"
Bedroom - Primary	Second	13`0" x 12`2"

Room	Level	Dimensions
Dining Room	Main	15`8" x 10`6"
Living Room	Main	16`6" x 16`5"
4pc Ensuite bath	Second	7`3" x 4`9"
Bedroom	Second	10`3" x 9`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0513556

Zoning:
R-G

Remarks

Pub Rmks:

Check 3D Tour. This is your opportunity to own comfort and convenience in an unbeatable location. Presenting clean, move-in ready house on a fantastic location in Taradale. Minutes to schools, public transit, Genesis Centre (leisure Centre - swimming pool, public library), parks, banks, restaurants & shopping. This East facing property comes with total of 3 Bed with 2.5 washroom. Upon entering, you will be greeted with a big living area with fireplace and windows bringing lots of natural light. Kitchen features ample counter space, lots of cabinetry with glass patio door and corner pantry. Stairs alongwith upper level has no carpet. The primary bed room offers a walk-in closet with 4 piece ensuite washroom and a East facing balcony to enjoy the morning sun light. Two additional good size bedrooms with a shared washroom. Outside has a fully landscaped fenced backyard with large deck to enjoy the evenings. There is ample space between house and double detached garage with paved alley in the back. Lots of street parking available. Dont miss the opportunity. Book you showing today.

Inclusions:
Property Listed By:

**Shed in backyard
CIR Realty**

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







