



THE
A-TEAM

**RE/MAX
FIRST**

25 TARACOVE Way, Calgary T3J 5A4

MLS®#: **A2177340**

Area: **Taradale**

Listing Date: **11/04/24**

List Price: **\$779,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2002**

Lot Information

Lot Sz Ar: **3,920 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,073**

Low Sqft:

Ttl Sqft: **2,073**

DOM

17

Layout

Beds: **6 (4 2)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
Flooring: **Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Pantry,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Family Room	Main	15`5" x 15`7"
Kitchen	Main	14`3" x 12`2"
Living Room	Main	10`9" x 13`0"
Bedroom	Upper	13`1" x 9`7"
Bedroom	Upper	11`6" x 9`10"
Bedroom	Basement	12`7" x 12`7"
4pc Bathroom	Basement	11`10" x 5`2"

Room	Level	Dimensions
2pc Bathroom	Main	5`11" x 4`11"
Nook	Main	10`3" x 13`3"
Bedroom	Upper	10`10" x 13`5"
4pc Bathroom	Upper	12`2" x 8`7"
Bedroom - Primary	Upper	14`7" x 15`5"
Bedroom	Basement	17`8" x 9`0"
Pantry	Main	6`0" x 3`10"

4pc Bathroom

Upper

6`2" x 7`8"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0214319

Zoning:

R-G

Remarks

Pub Rmks:

Hi, welcome have a look at this spectacular 2 storey home with double front attached garage features over 3500 sq ft of living space. It includes a spacious main floor starting with a large front living room. Close to all amenities, Shools,parks,transit stop, Walking lane Excellent opportunity for investors and first time home buyer.Property features are as follwing. , 2-piece bathroom and laundry room and . Down the hall is a kitchen, dining nook and family room; all three overlooking each other with an open floor plan. Your kitchen features a walk in corner pantry, deep cupboards and ample counter space. The family room features a corner gas fireplace with mantle leaving your family cozy and warm. . The upper level is designed well with 4 large bedrooms and 2 full bathrooms. The massive primary bedroom with a double door entrance has a 4pc ensuite and walk-in closet. This level continues with 3 bedroom, a full 4pc bathroom and closet storage space. Make your way down to the basement and you'll find a fully developed illegal suite that has a separate backyard entrance. It features 2 bedrooms, a full 4pc bathroom, a family room, kitchen, utility room and laundry! This home is the last on the street giving you more privacy! Alley access to your large fenced backyard and a greenspace field beside the home are all a bonus. Do not miss opportunity to own this beautiful property.

Inclusions:

Property Listed By:

None

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











