



THE
A-TEAM

**RE/MAX
FIRST**

125 TARAVIDA Way, Calgary T3J4K8

MLS®#: **A2179303**

Area: **Taradale**

Listing Date: **11/18/24**

List Price: **\$529,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2000**

Lot Information
Lot Sz Ar: **2,744 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Level,Street Lighting,Private,Rectangular Lot**
Park Feat: **Single Garage Attached**

Finished Floor Area
Abv Sqft: **1,480**
Low Sqft:
Ttl Sqft: **1,480**

DOM

33

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt**
Heating: **Mid Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Granite Counters,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Pantry,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	17`5" x 14`9"
Foyer	Main	38`5" x 30`10"
4pc Bathroom	Second	16`1" x 25`3"
Bedroom	Second	30`2" x 29`6"
Loft	Second	35`5" x 56`5"
4pc Ensuite bath	Basement	26`7" x 16`1"

Room	Level	Dimensions
Dining Room	Main	26`3" x 35`5"
Living Room	Main	26`3" x 32`6"
4pc Ensuite bath	Second	16`1" x 25`11"
Bedroom	Second	30`2" x 30`6"
Bedroom - Primary	Second	44`0" x 39`8"
Bedroom	Basement	50`6" x 43`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0012405

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this beautifully maintained two-story home in the highly sought-after community of Taradale! With over 1,900 square feet of developed space, this property offers an ideal combination of comfort and convenience, including a single detached garage and recent renovations (new paint, new floorings, baseboard and new LED lights) throughout. Just steps away from Ted Harrison Junior High School and close to bus stops, this home boasts a modern kitchen complete with a pantry, granite countertops, stainless steel appliances, ample cabinetry, and stylish pot lights. The bright and spacious living area is enhanced with large windows and LED lighting, creating a welcoming atmosphere. The main floor also features a dedicated dining area and a convenient 2-piece washroom. Upstairs, you'll find a master bedroom with an ensuite washroom and a walk-in closet, two additional bedrooms, and a large bonus/family room—perfect for gatherings or relaxation. The fully finished basement includes a large bedroom with its own ensuite washroom, offering added privacy and versatility. The property will also have any hail damage repaired soon, ensuring this home remains in excellent condition. Don't miss out on this fantastic opportunity in Taradale!

Inclusions:
Property Listed By:

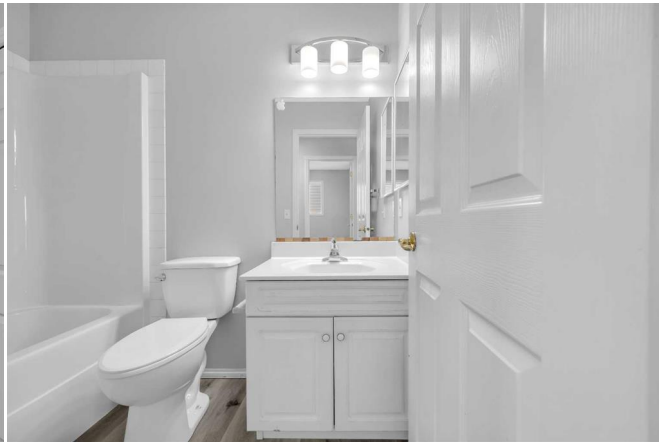
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RE/MAX Complete Realty

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

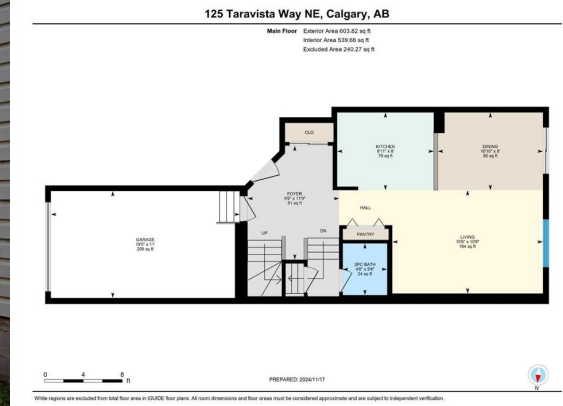












125 Taravista Way NE, Calgary, AB

Upper Floor Exterior Area 570.15 sq ft
Interior Area 795.60 sq ft
Excluded Area 4.59 sq ft



While regions are excluded from total floor area in GUADE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

125 Taravista Way NE, Calgary, AB

Basement (Below Grade) Exterior Area 547.58 sq ft
Interior Area 952.21 sq ft



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