



THE
A-TEAM

**RE/MAX
FIRST**

138 TARAWOOD Road, Calgary T3J5B4

MLS®#: **A2181336**

Area: **Taradale**

Listing Date: **12/02/24**

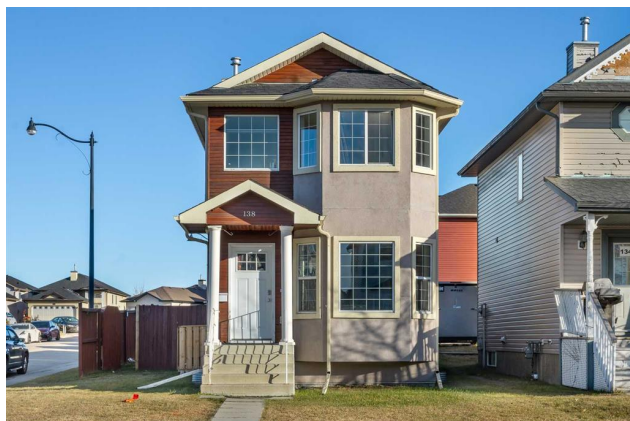
List Price: **\$619,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,261 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,311**
Low Sqft:
Ttl Sqft: **1,311**

DOM

19
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Lawn,Street Lighting**
Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear**

Utilities and Features

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

Construction: **Concrete,Stucco,Wood Frame**
Flooring: **Carpet,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **High Ceilings,Open Floorplan,Pantry,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	10`11" x 16`0"
Kitchen	Main	7`6" x 13`9"
Bedroom - Primary	Upper	11`0" x 15`11"
3pc Ensuite bath	Upper	4`11" x 11`4"
Bedroom	Upper	7`2" x 10`10"
Bedroom	Basement	13`10" x 9`8"
3pc Bathroom	Basement	9`7" x 3`11"

Room	Level	Dimensions
Laundry	Main	7`1" x 5`7"
Dining Room	Main	7`5" x 12`9"
2pc Bathroom	Main	7`6" x 3`3"
Bedroom	Upper	7`5" x 7`8"
4pc Bathroom	Upper	7`5" x 7`8"
Game Room	Basement	13`10" x 22`3"
Kitchen	Basement	5`3" x 8`9"

Furnace/Utility Room

Basement

8`6" x 6`2"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-G

0310263

Remarks

Pub Rmks:

Location! Location! Location! This is an opportunity for both Investors and First time home buyers | LEGAL BASEMENT Suite with SEPARATE ENTRANCE, laundry and heat controls | Walking distance to Saddletowne circle, LRT station and Genesis center | CORNER LOT offers ample natural lighting and street parking | Oversized rear DETACHED GARAGE | STUCCO exterior provides extra protection from Hail and reduced insurance premium | Fully fenced backyard for your privacy | 3 bd 2.5 bath Main Floor | 1 bd 1 bath Basement | Open Concept | Concrete alley road. Open the front door to an open foyer with closet space that blends into the bright living room. Framed with large windows, the living room is full of natural light. Down the hall is a main level laundry room with a side-by-side front loading washer/dryer set featuring a pocket door to the 2pc bathroom. The kitchen and dining room at the rear of the home share an open floor plan emphasizing the amount of living space. The kitchen is accented with laminate countertops, STAINLESS STEEL fridge and stove, ample cabinetry and a corner pantry for storage. The dining room is partnered with sliding glass doors that lead to the brick patio and large backyard. Upstairs holds 3-bedrooms and 2-bathrooms. The primary bedroom, largest of the 3 has a walk-in closet and private 3pc ensuite with a standalone shower. The 2 remaining bedrooms are a generous size, each with closet space. The shared 4pc bathroom on this upper level has a tub/shower combo and single vanity with storage under the sink. Downstairs is a LEGAL BASEMENT SUITE with a separate side entrance. The legal basement suite has 1 bedroom and a 3pc bathroom with a walk-in shower. The kitchen is finished with granite countertops, stainless steel appliances, a gas stove, cabinets above & below. The basement level has its own stacked washer/dryer set. Outside is a large, fully fenced, private backyard to enjoy all summer long. The rear detached double garage is easily accessed through the alley. Additional street parking is readily available, being a corner lot, there's plenty of space. Book your showing asap, it won't last long!

Inclusions:

Property Listed By:

Basement: Refrigerator, Gas Stove, Range Hood, Washer, Dryer

Royal LePage METRO

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



