



THE
A-TEAM

**RE/MAX
FIRST**

111 TARAWOOD Lane #36, Calgary T3J 5B9

MLS®#: **A2184270**

Area: **Taradale**

Listing Date: **12/21/24**

List Price: **\$429,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2003**
Lot Information
Lot Sz Ar: **1,711 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,120**
Low Sqft:
Ttl Sqft: **1,120**

DOM

31
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat: **Corner Lot**
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dryer, Electric Range, Range Hood, Washer, Window Coverings**
Int Feat: **No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`3" x 12`11"
2pc Bathroom	Main	4`8" x 4`3"
Bedroom	Upper	11`3" x 8`6"
4pc Bathroom	Upper	8`5" x 4`11"
3pc Bathroom	Basement	5`7" x 5`5"

Room	Level	Dimensions
Kitchen With Eating Area	Main	14`10" x 9`8"
Bedroom - Primary	Upper	14`11" x 9`7"
Bedroom	Upper	11`0" x 8`4"
Bedroom	Basement	16`8" x 12`8"

Legal/Tax/Financial

Condo Fee:
\$350

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **0312010**

Remarks

Pub Rmks: **Welcome to this beautifully renovated, move-in-ready home, where modern updates meet exceptional functionality! This corner unit boasts 4 spacious bedrooms and a fantastic location that puts convenience at your doorstep. Recent brand new renovations include stunning LVP flooring, plush carpet, fresh paint, updated baseboards, modern lighting fixtures, new switches and plugs, updated laundry machines, stylish window coverings, and so much more. As you enter the main floor, you'll be welcomed by a cozy living room featuring charming bay windows that allow plenty of natural light to flow through. The main level also includes a convenient 2-piece powder room, a well-appointed kitchen, and a bright dining area with patio doors leading to the backyard—perfect for enjoying summer BBQs or simply relaxing outdoors. Upstairs, you'll find 3 comfortable bedrooms and a full bathroom. The fully finished basement offers additional living space with a large bedroom, a full bathroom, and a laundry room equipped with brand new washer and dryer. The home's excellent location is another standout feature, with walking distance to the LRT, Saddletowne Circle, and all the essentials like shopping, grocery stores, banking, and more. Don't miss the chance to view this freshly updated home—see it first, as it won't last long!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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







