



THE A-TEAM

RE/MAX FIRST

105 TARALEA Green, Calgary T3J 4Y3

MLS®#: A2184298 Area: Taradale Listing: 12/20/24 List Price: \$759,000
Status: Active County: Calgary Change: -\$11k, 27-Dec Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2003
Finished Floor Area
Abv Sqft: 2,021
Low Sqft:
Ttl Sqft: 2,021
Lot Sz Ar: 4,520 sqft
Lot Shape:

DOM

15
Layout
Beds: 5 (4 1)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking

Ttl Park: 4
Garage Sz: 2

Access:

Lot Feat: Back Yard,Backs on to Park/Green Space,No Neighbours Behind
Park Feat: Double Garage Attached

Utilities and Features

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

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

Kitchen Appl: Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer
Int Feat: Ceiling Fan(s),Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Vinyl Windows,Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Bedroom, Living Room, Game Room, Bathroom, and Dining Room with their respective levels and dimensions.

**Kitchen
Walk-In Closet**

**Main
Second**

**42`5" x 47`4"
27`1" x 20`9"**

**Kitchen
Furnace/Utility Room**
Legal/Tax/Financial

**Basement
Basement**

**41`0" x 24`10"
19`11" x 44`0"**

Title:
Fee Simple
Legal Desc:

0213602

Zoning:
R-G

Remarks

Pub Rmks:

A magnificent two-storey front double garage home is for sale and backs up to a green space. The current owners have kept the house in pristine condition since they purchased it. The main floor has a living room that is distinct from the open kitchen and family area. The kitchen was recently upgraded with quartz countertops, stainless steel appliances, white cabinets, and vinyl plank flooring. The second level includes four bedrooms, the master having an en-suite, and another full bathroom. The flooring upstairs is with carpet. All hail damage repairs were recently completed. The basement is illegal; the sellers were unaware of any permits and purchased it as-is. However, tenants occupy an entirely distinct unit. The current renters expect to stay. The community features include but not limited to Park, Playground, Shopping nearby, Leisure Centre, YMCA, Banks, elementary, junior and high school.

Inclusions:
Property Listed By:

**None
Exa Realty**

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













