



THE
A-TEAM

**RE/MAX
FIRST**

37 TARALEA Circle, Calgary T3J5G8

MLS®#: **A2186870**

Area: **Taradale**

Listing Date: **01/12/25**

List Price: **\$759,990**

Status: **Active**

County: **Calgary**

Change: **+\$10k, 01-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2005**
Lot Information
Lot Sz Ar: **5,188 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,810**
Low Sqft:
Ttl Sqft: **1,810**

DOM

20
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Landscaped,Underground Sprinklers,Pie Shaped Lot**
Park Feat: **220 Volt Wiring,Double Garage Attached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Fireplace(s),Natural Gas**
Sewer:
Ext Feat: **Storage**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Kitchen Island,Open Floorplan,Pantry**
Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------------|-----------------|-----------------------|
| 2pc Bathroom | Main | 4`3" x 6`10" |
| Kitchen | Main | 9`5" x 16`2" |
| Living Room | Main | 15`5" x 14`0" |
| Family Room | Second | 15`0" x 13`10" |
| Bedroom | Second | 10`9" x 10`9" |
| 4pc Ensuite bath | Second | 8`3" x 4`11" |
| Den | Basement | 10`10" x 7`11" |

| Room | Level | Dimensions |
|--------------------------|-----------------|-----------------------|
| Dining Room | Main | 12`0" x 6`1" |
| Laundry | Main | 7`3" x 11`10" |
| Bedroom - Primary | Second | 13`10" x 14`8" |
| Bonus Room | Second | 12`10" x 11`9" |
| 4pc Bathroom | Second | 8`9" x 7`8" |
| Bedroom | Basement | 10`11" x 9`3" |
| Kitchen | Basement | 10`7" x 13`11" |

3pc Bathroom

Basement

10`5" x 6`6"

Bedroom
Legal/Tax/Financial

Second

12`10" x 11`9"

Title:
Fee Simple
Legal Desc:

0411443

Zoning:
R-G

Remarks

Pub Rmks: **4 BEDROOM | 3.5 BATH | DOUBLE GARAGE | RENOVATED | CENTRAL AC | RV PARKING | Spacious 1810 Sq. Ft. Home with RV Parking & Illegal Basement Suite in Taradale This well-maintained 1810 sq. ft. home offers a thoughtful layout, plenty of living space, and a large lot in the desirable Taradale community. Main Floor: Step into a welcoming open foyer leading to a bright and airy living room, dining area, and kitchen. The main floor also features a convenient laundry room and a half bathroom. Upper Level: The upper level boasts three spacious bedrooms, including a primary bedroom with a private ensuite. A second full bathroom serves the other two bedrooms. The bonus room offers additional space for family gatherings or a home office. Basement (Illegal Suite): The basement includes a fully finished illegal suite with one bedroom, den, storage room, and kitchen, offering extra rental potential. Lot & Parking: This home sits on a generous 5188 sq. ft. lot with rear access from the back alley. The property features a concrete pad for RV parking and ample outdoor space. Location Highlights: Enjoy the convenience of being within walking distance of bus stops, schools, restaurants, daycare centers, and shopping plazas. This is an ideal property for families or investors seeking a home with great potential in a prime location. Don't miss out on this incredible opportunity! For more details or to book a viewing, contact us today.**

Inclusions: **None**
Property Listed By: **Real Broker**

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









