



THE
A-TEAM

**RE/MAX
FIRST**

125 TARA VISTA Way, Calgary T3J4K8

MLS® #: **A2187665** Area: **Taradale** Listing Date: **01/14/25** 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 Yard,Level,Street Lighting,Rectangular Lot**
 Park Feat: **Concrete Driveway,Single Garage Attached**

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

DOM

8
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 Shingle**
 Heating: **High Efficiency,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Playground,Private Yard**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Granite Counters,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 4`5"	Dining Room	Main	8`0" x 10`8"
Foyer	Main	11`7" x 9`4"	Living Room	Main	8`0" x 9`9"
Kitchen	Main	8`0" x 9`11"	4pc Bathroom	Upper	4`11" x 7`9"
4pc Ensuite bath	Upper	4`11" x 7`10"	Bedroom	Upper	9`2" x 9`0"
Bedroom	Upper	9`2" x 9`3"	Loft	Upper	10`9" x 17`2"
Bedroom - Primary	Upper	13`5" x 12`2"	4pc Ensuite bath	Basement	8`1" x 4`11"
Bedroom	Basement	15`5" x 13`3"			

Title: **Fee Simple**
Zoning: **R-G**
Legal Desc: **0012405**

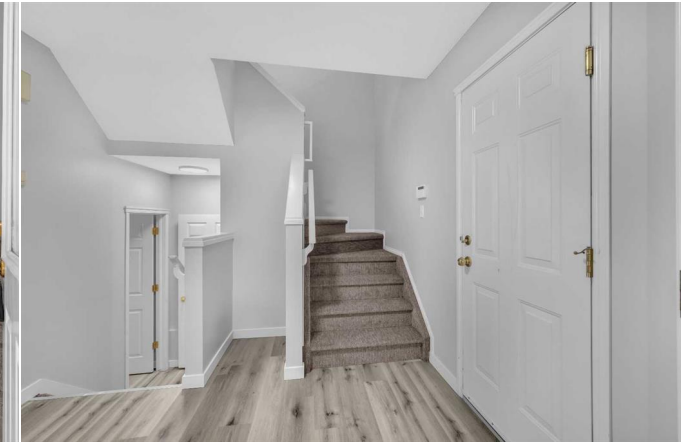
Remarks

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: **RE/MAX Real Estate (Mountain View)**

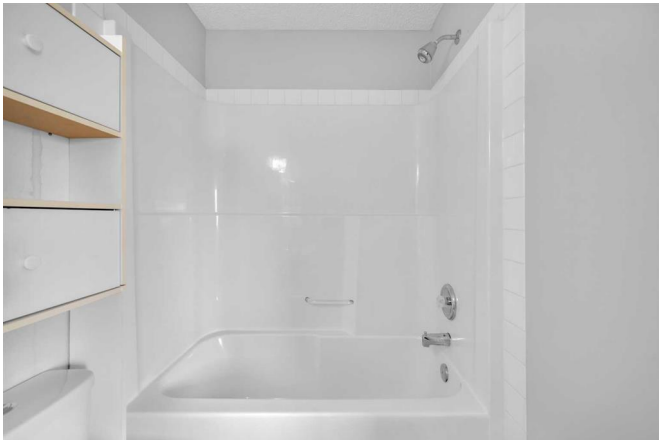
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













125 Taravista Way NE, Calgary, AB

Main Floor Exterior Area 610.82 sq ft
Interior Area 519.05 sq ft
Excluded Area 240.27 sq ft



PREPARED: 2024/11/17

White regions are excluded from total floor area in SOURCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

125 Taravista Way NE, Calgary, AB

Upper Floor Exterior Area 876.15 sq ft
Interior Area 776.48 sq ft
Excluded Area 4.50 sq ft

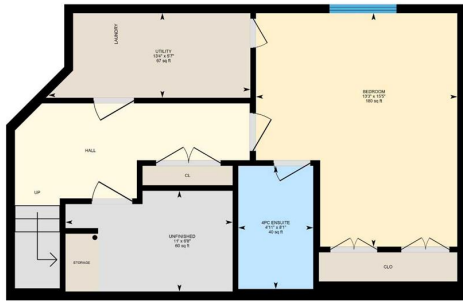


PREPARED: 2024/11/17

White regions are excluded from total floor area in SOURCE 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 567.88 sq ft
Interior Area 512.37 sq ft



PREPARED: 2024/11/17



While regions are excluded from total floor area in G.U.I.D.E. floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.