



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**50 TARARIDGE Drive, Calgary T3J 2R7**

MLS® #: **A2114577**

Area: **Taradale**

Listing Date: **03/13/24**

List Price: **\$559,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1983**

Finished Floor Area

Abv Sqft: **897**

Low Sqft:

Ttl Sqft: **897**

Lot Information

Lot Sz Ar: **3,523 sqft**

Lot Shape:

DOM

**67**

Layout

Beds: **3 (2 1 )**

Baths: **2.0 (2 0)**

Style: **4 Level Split**

Parking

Ttl Park: **3**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard**

**Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Lower</b>	<b>17`7" x 11`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`0" x 8`6"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`0" x 4`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`11" x 8`10"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Upper</b>	<b>12`0" x 10`1"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>7`3" x 4`11"</b>
<b>Family Room</b>	<b>Main</b>	<b>15`0" x 12`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`1" x 8`10"</b>

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

Legal Desc:

**R-2**

**8210961**

Remarks

Pub Rmks:

**This 4-level split home featuring over 1659.23 sq ft of living space . The living room is equipped with a corner fireplace with wood trimmings and a mantle.. Next level below contains a primary bedrooms with a walk-in closet and a 4pc bathroom. The Upper level have 2 spacious bedrooms and a 4pc bathroom. The lower level is developed to contain a large recreation area, a den and laundry/utility area. The backyard is a fun place for the whole family. A nice treehouse in the backyard is a perfect place for the kids to hang out. Whether you're looking for a comfortable family home with added financial benefits or seeking an investment property, this home meets all your needs. Enjoy the added convenience of a DOUBLE DETACHED GARAGE, providing extra parking and storage space .Close proximity to schools ,parks, shopping and much more.**

Inclusions:

**None**

Property Listed By:

**Insta Realty**

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









