



THE
A-TEAM

**RE/MAX
FIRST**

127 TARINGTON Close, Calgary T3J 3V8

MLS®#: **A2121619**

Area: **Taradale**

Listing Date: **04/10/24**

List Price: **\$639,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1998**
Lot Information
Lot Sz Ar: **3,808 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,445**
Low Sqft:
Ttl Sqft: **1,445**

DOM

39
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **4**

Access:

Lot Feat:

Park Feat:

Back Yard,Lawn,Private

Concrete Driveway,Double Garage Attached,Front Drive,Garage Faces Front

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator**
Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------------|-----------------|-----------------------|
| Living Room | Main | 10`10" x 15`5" |
| Dining Room | Main | 7`8" x 10`8" |
| 2pc Bathroom | Main | 4`2" x 5`5" |
| Family Room | Second | 10`8" x 16`11" |
| Bedroom | Second | 9`2" x 9`2" |
| 4pc Ensuite bath | Second | 4`11" x 7`8" |
| Storage | Basement | 10`2" x 5`11" |

| Room | Level | Dimensions |
|--------------------------|-----------------|----------------------|
| Kitchen | Main | 7`8" x 9`11" |
| Foyer | Main | 12`8" x 9`6" |
| Bedroom - Primary | Second | 13`9" x 11`0" |
| Bedroom | Second | 9`2" x 9`1" |
| 4pc Bathroom | Second | 4`11" x 7`9" |
| Hall | Basement | 4`0" x 15`0" |
| 3pc Bathroom | Basement | 6`5" x 5`9" |

| | | | |
|--|---|------------------------|---------------------|
| Game Room | Basement | 10`2" x 17`11" | Legal/Tax/Financial |
| Title: Fee Simple Legal Desc: | 9810635 | Zoning: R-1N | Remarks |
| Pub Rmks: | Back on market due to buyer's financing. Take a VIRTUAL TOUR of this charming, cheerful, fully upgraded, front garage house located in the popular neighborhood of Taradale. This meticulously maintained house has unique layout, boasting incredible design elements throughout. As you approach, the vibrant front door immediately catches your eye, inviting you to explore the warmth and comfort within. Ideal for large family, this home has a sun-filled, open-concept living room with doors out to the West-facing deck and backs on to green space. The kitchen has been updated with a granite countertop and breakfast bar, stainless stove, steel fridge, dishwasher, and Pot Lighting. Upstairs, the second floor has been expanded to include a vibrant bonus room, spacious primary bedroom which floods the room with natural light, and a second and third bedroom with a large storage closet. In between, there is a renovated bathroom complete with modern finishes. The fully developed basement with legal permits is a versatile space with upgraded floors and 200Amp electrical panel, offering a recreation room for entertainment and relaxation. Additionally, it houses one extra 3-piece washroom, storage room and a laundry room, providing ample space for various needs. This home offers a vast open space with abundant windows, providing plenty of natural light. One of the standout features of this property is it's large and sunny yard. Complete with a deck, lush lawn, it offers a perfect outdoor oasis for relaxation, gardening, and play. Additional features include a double attached garage with a parking pad large enough to park two cars and provide enough storage space. The neighborhood of Taradale is highly sought after for its abundance of green space, proximity to schools, and easy access to Stoney Trail and public transit. Don't miss the opportunity to make this charming and cozy house your own and experience the vibrant lifestyle offered by this spacious and bright 3-bedroom, 3.5-bathroom two story upgraded house! | | |
| Inclusions: Property Listed By: | N/A Real Estate Professionals Inc. | | |

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







