



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**109 TARADALE Close, Calgary T3J3E5**

MLS®#: **A2123145**

Area: **Taradale**

Listing Date: **04/17/24**

List Price: **\$575,000**

Status: **Pending**

County: **Calgary**

Change: **-\$25k, 10-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1990**  
Lot Information  
Lot Sz Ar: **3,304 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,069**  
Low Sqft:  
Ttl Sqft: **1,069**

DOM

**32**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **6**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,Street Lighting,Rectangular Lot**  
Park Feat: **Additional Parking,Alley Access,Double Garage Detached,Off Street,On Street,Outside,Parking Pad,Secured**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **Built-in Features,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks,Separate Entrance,Storage,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	3`2" x 5`6"	Kitchen	Main	12`5" x 12`7"
Living Room	Main	12`5" x 18`8"	4pc Bathroom	Second	7`6" x 8`7"
Bedroom	Second	9`3" x 9`0"	Bedroom	Second	9`4" x 9`4"
Bedroom - Primary	Second	13`6" x 11`2"	4pc Ensuite bath	Basement	5`0" x 7`0"
Bedroom	Basement	12`2" x 7`11"	Kitchen	Basement	8`10" x 2`0"
Game Room	Basement	14`10" x 13`3"	Furnace/Utility Room	Basement	9`6" x 8`10"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-2**

**8911486**

Remarks

Pub Rmks: **FULLY RENOVATED | ILLEGAL SUITE | MASSIVE DOUBLE CAR GARAGE | Welcome to your future home in the vibrant community of Taradale! This detached home offers a unique opportunity with its fully renovated interior and a bonus illegal suite in the basement that includes a separate entrance. As you arrive, you'll be greeted by ample parking options, including a convenient double car garage and additional parking spaces both in the front and back of the property. Step inside, and you'll immediately be struck by the modern charm of the open concept floor plan flooded with natural light, thanks to its south-facing orientation and good-sized vinyl windows. The main floor boasts a spacious living room, ideal for hosting gatherings or relaxing evenings with loved ones. The kitchen is a chef's dream, featuring stainless steel appliances, sleek quartz countertops, and a generously sized island that serves as a focal point for both meal preparation and casual dining. Completing the main floor is a convenient two-piece bathroom for added functionality. Venture upstairs to discover three well-appointed bedrooms alongside a full bathroom, including a generously sized primary bedroom providing a peaceful retreat at the end of the day. There are closets and built-ins all through this level to assist with storing linens and such. The basement presents a separate, private entrance leading to a fully equipped kitchen with brand new appliances, perfect for accommodating guests or providing additional independence. A spacious living room area offers versatility for various living arrangements, while a sizable bedroom and full bathroom ensure comfort and privacy. Laundry needs are easily met with the separate laundry. Beyond the walls of your new home, Taradale awaits with its array of amenities just moments away. Enjoy the convenience of nearby schools, shopping plazas, parks, and more, all contributing to the fantastic lifestyle this community offers. This home is minutes away from the bus stop. Don't miss your chance to make this beautifully renovated home yours. Contact us today to schedule a viewing and start envisioning the possibilities of life in Taradale!**

Inclusions: n/a  
Property Listed By: **Real Broker**

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









