



THE
A-TEAM

**RE/MAX
FIRST**

71 TARADALE Drive, Calgary T3J 3E4

MLS® #: **A2123687**

Area: **Taradale**

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

List Price: **\$549,000**

Status: **Active**

County: **Calgary**

Change: **-\$40k, 29-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1990**

Lot Information

Lot Sz Ar: **3,982 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,065**
Low Sqft:
Ttl Sqft: **1,065**

DOM

32
Layout
Beds: **4 (3 1)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached,Off Street,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Dock,Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Built-in Features,Ceiling Fan(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`2" x 12`5"
Kitchen	Main	11`1" x 10`5"
Bedroom	Second	9`3" x 8`1"
Bedroom	Basement	14`10" x 11`5"
2pc Bathroom	Main	

Room	Level	Dimensions
Dining Room	Main	12`4" x 7`2"
Bedroom - Primary	Second	11`0" x 12`4"
Bedroom	Second	8`11" x 7`11"
Family Room	Basement	11`9" x 11`3"
4pc Bathroom	Second	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-2

8911486

Remarks

Pub Rmks:

Introducing 71 Taradale Dr NE, a stunning detached 2-story home that offers both comfort and style. Step into the main floor where you will find a spacious living room, dining area, a well-appointed kitchen, and a convenient half bath. As you make your way up to the upper floor, you will discover three bedrooms, including a master bedroom with a walk-in closet. The upper floor also features a 4-piece bathroom, ensuring convenience for the whole family. With a total living area of 1380 square feet, this home also boasts a finished basement with an additional bedroom and a family room, providing extra space for relaxation or entertainment. There is additional side entrance to the house Enjoy the outdoors on the large deck off the kitchen, which faces south and bathes in natural sunlight. This property offers a double detached garage, providing ample space for parking and storage. The roof and siding have been replaced in recent years, ensuring durability and peace of mind. Other notable features of this property includes a storage shed, carpet and tile flooring in the kitchen, and a garage with 220 power for added convenience. RV parking is also available, making this home perfect for those with recreational vehicles and a paved back lane. Lastly, the property boasts of a mature apple tree ,a large yard, ideal for outdoor activities and creating lifelong memories with family and friends. Don't miss the opportunity to make this wonderful property your dream home. Contact us today for more information or to schedule a viewing.

Inclusions:
Property Listed By:

NONE
Century 21 Bamber Realty LTD.

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







