



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**946 TARADALE Drive, Calgary T3J 0E7**

MLS®#: **A2139177**

Area: **Saddle Ridge**

Listing Date: **06/07/24**

List Price: **\$750,000**

Status: **Active**

County: **Calgary**

Change: **-\$125k, 25-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2007**

Lot Information

Lot Sz Ar: **3,993 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Private**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,785**  
Low Sqft:  
Ttl Sqft: **1,785**

DOM

**21**  
Layout  
Beds: **7 (5 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **Vinyl Siding**  
Flooring: **Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Range Hood,Refrigerator,Stove(s),Washer**  
Int Feat: **Pantry,Separate Entrance**

Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 9`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`1" x 11`7"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>4`11" x 8`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`11" x 10`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>17`0" x 10`11"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`0" x 4`11"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>12`5" x 9`10"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`11" x 8`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`0" x 14`8"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>9`8" x 8`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`11" x 9`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`5" x 16`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`8" x 11`8"</b>

Bedroom  
Kitchen

Basement  
Basement

9`9" x 11`6"  
8`5" x 10`1"

Family Room  
Furnace/Utility Room  
Legal/Tax/Financial

Basement  
Basement

11`5" x 17`8"  
8`0" x 8`4"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1N**

**0710668**

Remarks

Pub Rmks: **\*\*\*\*LOCATION! LOCATION! LOCATION!\*\*\*\*Few steps from School and walking distance to all amenities we bring you this fully finished house offering a Bedroom on the main floor , accompanied by a convenient 2PC bathroom and laundry. Ascending to the upper level, you will find 4 generously sized bedrooms, providing ample space for the entire family. The primary bedroom is a luxurious retreat, featuring a 4-piece ensuite bathroom and a spacious walk-in closet. The remaining bedrooms share access to another full bathroom, ensuring comfort and convenience for all occupants. Descending to the basement, you will discover a Basement suite (illegal) offering 2 bedrooms, a fully equipped kitchen, a comfortable living area, a full bathroom, and a separate laundry facility, providing privacy and autonomy for its occupants.This neat and clean house shows pride of ownership and must be seen to be appreciated.**

Inclusions:  
Property Listed By:

**N/A**  
**eXp Realty**

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









