

189 TARINGTON Close, Calgary T3J 3V7

List Price: \$689,900 MLS®#: A2141744 Area: Taradale Listing 06/15/24

Status: Active Calgary Association: Fort McMurray County: Change: None

Date:



General Information

Prop Type: Sub Type: **Detached** City/Town: Calgary

Year Built: 1998 Lot Information

Lot Sz Ar: Lot Shape: Residential

Finished Floor Area Abv Saft:

Low Sqft: Ttl Sqft:

3,110 sqft

1.319

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

20

Ttl Park: 2 2 Garage Sz:

5 (32)

3.5 (3 1)

2 Storey

Access:

Lot Feat: Back Lane, Back Yard, Corner Lot, Front Yard, Level Park Feat:

Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Side, Off Street, Paved

1,319

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Central, Forced Air

Sewer:

Ext Feat: None

Vinyl Siding, Wood Frame

Flooring:

Carpet, Ceramic Tile, Vinyl

Water Source: Fnd/Bsmt: **Poured Concrete**

Built-In Electric Range, Dishwasher, Range Hood, Refrigerator, Washer/Dryer

Kitchen Appl: Int Feat: Quartz Counters, See Remarks, Separate Entrance

Utilities:

Room Information

Room Level **Dimensions** Room Level **Dimensions Living Room** Main 11`11" x 20`6" 2pc Bathroom Main 6`7" x 4`11" **Dining Room** Main 9`11" x 12`11" Kitchen Main 10`8" x 12`3" 4pc Ensuite bath Upper 7`3" x 5`0" **Bedroom - Primary** Upper 11`4" x 13`6" 7`5" x 5`0" 4pc Bathroom Upper **Bedroom** Upper 8'10" x 13'0" Bedroom Upper 9'9" x 13'0" **Game Room Basement** 10`11" x 16`1" 10`6" x 4`11" 4pc Bathroom **Basement** 7`2" x 4`11" Kitchen Basement Furnace/Utility Room **Basement** 6`6" x 6`6" **Bedroom Basement** 8`2" x 11`2"

Bedroom Basement 9`1" x 11`2"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-1N

Legal Desc: **9810635**

Remarks

Pub Rmks:

Welcome to this freshly RENOVATED, CORNER LOT, LEGAL BASEMENT, DOUBLE CAR OVERSIZED GARAGE, 2-Storey laned home located in the vibrant community of Taradale NE, Calgary. This beautiful residence offers ample space with a total of five bedrooms and 3.5 bathrooms. Upstairs, you'll find three spacious bedrooms, including a master suite with a private ensuite bathroom, and an additional full bathroom. The fully finished basement provides two more bedrooms and another full bathroom, perfect for tenants or extended family. Roof was replaced in 2021 and furnace was replaced in 2022. The property boasts a double car detached garage, ensuring plenty of parking and storage. Situated in a prime location, this home is within close proximity to schools, parks, and pathways, making it ideal for families. Enjoy easy access to public transit, retail shopping centres, and places of worship. The Calgary International Airport and the Genesis Centre (YMCA) are just a short drive away, offering convenience for both travel and recreational activities. Don't miss the opportunity to own this stunning, renovated home in one of Calgary's most sought-after neighborhoods. Schedule a viewing today! See property upgrade sheet in the supplements.

Inclusions: Mircowave, Electric Range, Refrigerator

Property Listed By: Real Broker

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

















