



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**308 TARADALE Drive, Calgary T3J 4N9**

MLS® #: **A2144497**

Area: **Taradale**

Listing Date: **06/27/24**

List Price: **\$565,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 05-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2002**  
Lot Information  
Lot Sz Ar: **3,347 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,236**  
Low Sqft:  
Ttl Sqft: **1,236**

DOM

**81**  
Layout  
Beds: **3 (1 2 )**  
Baths: **2.0 (2 0)**  
Style: **4 Level Split**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

**Back Lane,Back Yard,Backs on to Park/Green Space,Fruit Trees/Shrub(s),Few Trees,Front Yard,Garden,Low Maintenance Landscape,Landscaped,Level,Street Lighting**

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Garden,Private Entrance,Private Yard**

Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**  
Flooring: **Laminate,Slate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Stove(s),Washer**  
Int Feat: **Ceiling Fan(s),High Ceilings,Separate Entrance,Track Lighting**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`9" x 9`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`7" x 12`9"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>18`11" x 12`6"</b>
<b>Laundry</b>	<b>Second</b>	<b>6`6" x 4`5"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>9`8" x 4`9"</b>
<b>Kitchen</b>	<b>Suite</b>	<b>10`7" x 7`11"</b>
<b>Bedroom</b>	<b>Suite</b>	<b>12`2" x 9`11"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`11" x 5`9"</b>
<b>Entrance</b>	<b>Main</b>	<b>8`4" x 8`1"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`10" x 5`10"</b>
<b>Game Room</b>	<b>Lower</b>	<b>18`11" x 12`9"</b>
<b>Laundry</b>	<b>Lower</b>	<b>6`5" x 3`10"</b>
<b>Bedroom</b>	<b>Suite</b>	<b>13`5" x 9`5"</b>
<b>Furnace/Utility Room</b>	<b>Suite</b>	<b>7`9" x 5`5"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1N**

**0110734**

Remarks

Pub Rmks: **INVESTMENT OPPORTUNITY Price Improvement- Reduced by \$20,000.00 TODAY!! Imagine an oasis in the heart of Taradale-trees and shrubs in the front yard and a covered patio in your private back yard with low maintenance landscaping. This uniquely designed four level split is perfect for your family or rent out the two-bedroom illegal suite in the basement. Designed by the owner, the home is functional and comfortable with laminate and slate flooring throughout, a large, open kitchen area to enjoy your company while they visit in the living room. Vaulted ceilings on the main level create even more space and a warm atmosphere. There are several archways throughout the house that display the attention to detail of the design of the home. There is a separate laundry for the illegal suited basement. There is space for a fourth bedroom on the upper level- a little construction is needed to finish it off. There is a newer roof and water heater and a brand new 2024 furnace! Book a showing today!**

Inclusions:  
Property Listed By:

**garden shed  
Real Broker**

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











