

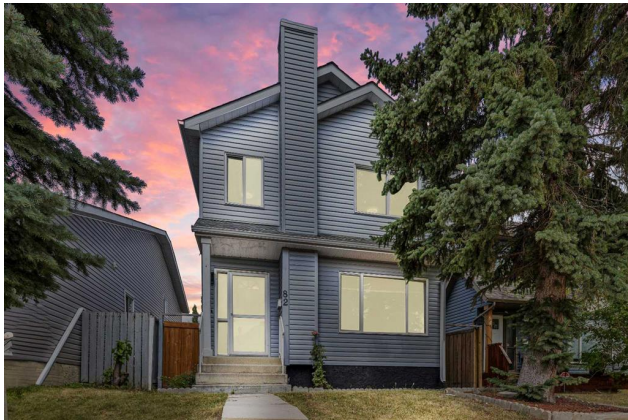


THE
A-TEAM

**RE/MAX
FIRST**

82 TARAGLEN Road, Calgary T3J 2M3

MLS®#: **A2155961** Area: **Taradale** Listing Date: **08/07/24** List Price: **\$599,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1987**
Lot Information
 Lot Sz Ar: **3,100 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,260**
 Low Sqft:
 Ttl Sqft: **1,260**

DOM

42
Layout
 Beds: **3 (3)**
 Baths: **3.0 (2 2)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Lawn,Low Maintenance Landscape,Level**
 Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`3" x 13`3"	Dining Room	Main	7`1" x 12`2"
Kitchen	Main	12`5" x 14`8"	2pc Bathroom	Main	4`8" x 5`6"
Bedroom	Second	10`11" x 9`4"	Bedroom	Second	10`11" x 9`3"
4pc Bathroom	Second	7`3" x 6`10"	2pc Bathroom	Second	5`0" x 5`10"
Bedroom - Primary	Second	13`2" x 12`3"	Game Room	Basement	16`2" x 17`10"
3pc Bathroom	Basement	7`6" x 4`11"	Other	Basement	10`9" x 5`9"
Furnace/Utility Room	Basement	10`9" x 6`7"			

