

82 TARAGLEN Road, Calgary T3J 2M3

List Price: **\$599,900** MLS®#: A2155961 Area: Taradale Listing 08/07/24

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

Date:

General Information

Prop Type: Sub Type: City/Town:

Year Built: 1987 Lot Information

Lot Sz Ar: Lot Shape:

Residential Detached Calgary

Finished Floor Area Abv Saft: Low Sqft:

3,100 sqft Ttl Sqft: 1,260

<u>Parking</u> Ttl Park:

DOM

Layout

Beds:

Baths:

Style:

1,260

42

2 2 Garage Sz:

3 (3) 3.0 (2 2)

2 Storey

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" 7`3" x 6`10" 5`0" x 5`10" 4pc Bathroom Second 2pc Bathroom Second **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"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-2

Legal Desc: **8210961**

Remarks

Pub Rmks: RENOVATED! ALMOST 1800 SQFT LIVEABLE SPACE, 3 BEDS, 2 AND 2 HALF BATHS, 2 CAR GARAGE, BACK LANE/YARD - ELEGANTLY DESIGNED AND RENOVATED WITH

MODERN DESIGN - This home is a perfect first time home, with a 2 CAR DETACHED GARAGE, BACK YARD/LANE and in a convenient location. The main floor has an OPEN CONCEPT living, dining and kitchen with all STAINLESS STEEL APPLIANCES and elegantly designed cabinetry. The upper level is complete with 3 beds and 1.5 baths, one if which is an ensuite. The basement has a large rec room, storage, laundry, a bar and a 3pc bathroom. This home is in a solid location with shops,

schools WALKING PATHS AND A PARK close by.

Inclusions: N/A

Property Listed By: Real Broker

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