



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**189 TARINGTON Close, Calgary T3J3V7**

MLS®#: **A2163020**

Area: **Taradale**

Listing Date: **09/06/24**

List Price: **\$624,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1998**

Lot Information

Lot Sz Ar: **3,110 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,320**  
Low Sqft:  
Ttl Sqft: **1,320**

DOM

**12**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard**  
Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Paved**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Dishwasher,Dryer,Refrigerator,Washer**  
Int Feat: **Quartz Counters,Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`9" x 4`11"
Living Room	Main	9`11" x 12`8"
Bedroom	Upper	8`11" x 13`0"
4pc Ensuite bath	Upper	7`4" x 5`0"
4pc Bathroom	Basement	7`2" x 5`0"
Bedroom	Basement	8`2" x 11`2"

Room	Level	Dimensions
Dining Room	Main	11`1" x 7`11"
Bedroom	Upper	9`9" x 10`10"
4pc Bathroom	Upper	7`5" x 4`11"
Bedroom - Primary	Upper	11`4" x 13`6"
Family Room	Basement	10`11" x 13`6"
Bedroom	Basement	8`2" x 11`2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9810635**

Zoning:  
**R-1N**

Remarks

Pub Rmks:

**OPEN HOUSE-Sept 15th-12:pm-3pm . Welcome to this RECENTLY RENOVATED, CORNER LOT, LEGAL BASEMENT, DOUBLE CAR OVERSIZED GARAGE, PRIME LOCATION, 2-Storey home located in the beautiful community of Taradale NE, Calgary. The main floor with good sized entry, huge living room, and a big bright bay window. Beautiful Kitchen with white cabinets, corner pantry, STAINLESS STEEL APPLIANCES ,QUARTZ COUTERTOPS, UPGRADED FAUCETS and lots of natural light flowing through windows and a sliding door. The dining room is adjacent to the kitchen has access to the backyard on a wood deck. 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 2 BEDROOM LEGAL basement provides two more bedrooms and another full bathroom currently rented. . 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.**

Inclusions:  
Property Listed By:

**NA**  
**RE/MAX Complete Realty**

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















