



THE
A-TEAM

**RE/MAX
FIRST**

67 TARARIDGE Place, Calgary T3J 2R5

MLS® #: **A2163382** Area: **Taradale** Listing Date: **09/05/24** List Price: **\$599,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1985**
Lot Information
 Lot Sz Ar: **4,477 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,458**
 Low Sqft:
 Ttl Sqft: **1,458**

DOM

13
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Single Garage Attached**

Utilities and Features

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

Construction: **Concrete**
 Flooring: **Carpet**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator**
 Int Feat: **Ceiling Fan(s),High Ceilings**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`9" x 8`4"	Dining Room	Main	13`10" x 10`9"
Family Room	Lower	14`8" x 13`6"	Kitchen	Main	12`3" x 7`11"
Game Room	Basement	15`8" x 11`5"	Laundry	Lower	9`3" x 5`0"
Breakfast Nook	Main	12`1" x 8`9"	Bedroom - Primary	Upper	11`4" x 10`10"
Bedroom	Upper	11`6" x 8`9"	Bedroom	Main	8`8" x 8`0"
Bedroom	Basement	12`9" x 10`9"	3pc Bathroom	Lower	7`0" x 4`11"
4pc Bathroom	Upper	8`10" x 4`11"	Walk-In Closet	Upper	4`11" x 4`8"

Title:	Zoning:
Fee Simple	R-1
Legal Desc:	8410130

Remarks

Pub Rmks: **Welcome to this stunning, unique two-storey split home, impeccably maintained and ready for you to move in. With a total of 4 bedrooms and 2 bathrooms, this property offers a refreshing and spacious floor plan. Located in a quiet cul-de-sac, the home features. Bright and Spacious Layout: Enjoy the gleaming hardwood floors, vaulted ceilings, and the charm of built-in china cabinets in the semi-formal dining room. Inviting Family Spaces: The 3rd level walk-out includes a generous family room with a cozy wood-burning fireplace and sliding doors that open to a large 3.6m x 4.3m partially covered deck, perfect for relaxing and overlooking the good-sized backyard with RV parking. Fully Finished Basement: Entertain in style with an impressive bar in the basement's entertainment/family room, alongside a 4th bedroom and ample storage space. Convenient Location: Close to all amenities, making it a practical and comfortable choice for modern living. Pride of ownership is evident throughout this immaculate home. It's a pleasure to show and even more delightful to own!**

Inclusions: **none**
Property Listed By: **Royal LePage METRO**

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