



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**125 TARADALE Close, Calgary T3J 3E7**

MLS® #: **A2164117**

Area: **Taradale**

Listing Date: **09/12/24**

List Price: **\$419,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1990**

Lot Information

Lot Sz Ar: **3,304 sqft**  
Lot Shape:

Access:

Lot Feat: **Landscaped**  
Park Feat: **Off Street**

Finished Floor Area

Abv Sqft: **817**  
Low Sqft:  
Ttl Sqft: **817**

DOM

**7**

Layout

Beds: **4 (2 2 )**  
Baths: **2.0 (2 0)**  
Style: **4 Level Split**

Parking

Ttl Park: **0**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Gas Stove, Refrigerator, Washer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>11`11" x 11`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`5" x 9`7"</b>
<b>3pc Bathroom</b>	<b>Second</b>	<b>7`5" x 5`2"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>7`10" x 5`0"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>8`7" x 10`8"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`2" x 6`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`11" x 10`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`2" x 8`2"</b>
<b>Game Room</b>	<b>Lower</b>	<b>12`9" x 15`3"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`8" x 12`6"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8911486**

Zoning:  
**R-2**

Remarks

Pub Rmks:

**NICELY UPDATED HOME WITH BRAND NEW PAINT, NEWER FLOORING, NEW KITCHEN WITH NEW APPLIANCES , NEWLY UPGRADED WASHROOMS 2022 NEW POT LIGHTS, UPDATED ROOFING AND SIDING, NEW FRAMING AND DRYWALL 2022 NEW ELECTRICAL WORK DONE THROUGHOUT THE HOME AND MORE! BACK LANE ACCESS! In addition to all these great features, one of the highlights of this home is the HUGE WRAP AROUND DECK (MADE OF TREATED WOOD)! REALLY GIVES THIS HOME A SUMMER/COTTAGE FEEL! Main floor offers a family room, dining and new kitchen. The Open Floorplan Concept is really accentuated between these 3 areas, making it an awesome family space! Make your way to the upper level that offers 2 bedrooms and your newly upgraded washroom! The first level of the basement is a great space to relax or hangout, featuring a rec room, bedroom and FULL bath! However it does not end here, make your way to the most private bedroom in the home that is located on the lower level of the basement. This home is unique and functional at the same time. GREAT VALUE with the updated interior and exterior. On top of all that, it is located in the heart of Taradale, giving you easy access to multiple major roads including Metis Trail NE, McKnight Blvd NE, Stoney Trail NE and more! Easy Access to multiple grocery stores, restaurants and nearly all the amenities you need! AMAZING LOCATION! GREAT VALUE! OVERALL GORGEOUS HOME!**

Inclusions:  
Property Listed By:

**none**  
**Diamond Realty & Associates LTD.**

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



