



THE
A-TEAM

**RE/MAX
FIRST**

188 TARADALE Drive, Calgary T3J 5G6

MLS®#: **A2165105** Area: **Taradale** Listing Date: **09/12/24** List Price: **\$649,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2004** Abv Sqft: **1,027**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,605 sqft** Ttl Sqft: **1,027**
 Lot Shape:

DOM

7
Layout
 Beds: **6 (3 3)**
 Baths: **2.5 (2 1)**
 Style: **Bi-Level**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Rectangular Lot**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete, Vinyl Siding**
 Heating: **Forced Air** Flooring: **Tile, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge, Dishwasher, Electric Range, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Washer/Dryer Stacked**
 Int Feat: **No Smoking Home, Pantry, Quartz Counters, Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`9" x 12`0"	Bedroom	Main	9`5" x 8`5"
Bedroom	Main	9`1" x 9`7"	Living Room	Main	12`1" x 11`3"
2pc Bathroom	Main	8`0" x 5`5"	4pc Bathroom	Main	8`0" x 4`11"
Kitchen	Main	9`10" x 13`8"	Dinette	Main	11`4" x 12`5"
4pc Bathroom	Suite	5`0" x 8`0"	Bedroom	Suite	9`0" x 10`8"
Bedroom	Suite	9`0" x 10`6"	Kitchen	Suite	10`8" x 10`10"
Bedroom	Suite	10`6" x 13`7"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0410050

Remarks

Pub Rmks: **Welcome to this beautiful BI LEVEL house in the community of Taradale. The house is located on a prime location which is close to SIKH TEMPLE, SCHOOLS , SHOPPING AND TRANSIT. This house offers many updates such as BRAND NEW KITCHEN CABINETS WITH QUARTZ COUNTERTOPS, NEW VINYL PLANK FLOORING, NEW DOORS, AND FRESHLY PAINTED. Main floor has BIG WINDOWS in the LIVING AREA WHICH ALLOWS LOTS OF SUNLIGHT INTO THE HOUSE. The full bathroom on the main floor has a BRAND NEW BATH TUB, NEW TOILET SEAT, AND NEW VANITY WITH QUARTZ COUNTER TOP. Basement is fully FINISHED and has AN ILLEGAL SUITE. BASEMENT HAS THREE BEDROOMS AND BRAND NEW KITCHEN CABINETS WITH QUARTZ COUNTER TOP AND HAS A SEPARATE LAUNDRY. ILLEGAL SUITE offers two bedrooms AND BRAND NEW FULL BATHROOM. Third BEDROOM IN BASEMENT is being designed for the use of home owners. This house is a gem of A PROPERTY CALL YOUR FAVOURITE REALTOR BEFORE IT'S GONE.**

Inclusions:
Property Listed By: **NONE
First Place Realty**

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









