



THE
A-TEAM

**RE/MAX
FIRST**

72 TARARIDGE Close, Calgary T3J 2P3

MLS®#: **A2168230**

Area: **Taradale**

Listing Date: **09/28/24**

List Price: **\$570,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 07-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1983**

Lot Information

Lot Sz Ar: **3,056 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **926**
Low Sqft:
Ttl Sqft: **926**

DOM

53
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	9`2" x 8`4"
Living Room	Main	18`11" x 15`1"
Laundry	Basement	6`7" x 8`9"
3pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Main	12`0" x 10`1"
Bedroom - Primary	Basement	15`3" x 11`4"

Room	Level	Dimensions
Dining Room	Main	10`6" x 9`3"
Living Room	Basement	17`6" x 10`1"
4pc Bathroom	Main	
4pc Ensuite bath	Basement	
Bedroom	Main	13`1" x 8`6"
Bedroom	Basement	12`2" x 7`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8210961

Zoning:
R-G

Remarks

Pub Rmks: **Come see this amazing 4 bed, 3 bath home in Taradale! Windows, tankless hot water heater, high efficiency furnace, HEPA air filter, updated in 2019. Roof updated in 2021, and soffit also recently updated. Home features water softener, tankless hot water heater, reverse osmosis water filtration. Double detached garage fits a pick up truck. This 4 level split features 2 bedrooms on the upper level with a full bath, an updated kitchen and open concept living room and dining area. The lower level features the primary bedroom with a 4 piece ensuite, the laundry room, as well as another bedroom and another room that can serve as another living room or storage area.**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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





