



THE
A-TEAM

**RE/MAX
FIRST**

8 TARAGLEN Road, Calgary T3J2S1

MLS® #: **A2174241**

Area: **Taradale**

Listing Date: **10/21/24**

List Price: **\$539,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,239 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **857**
Low Sqft:
Ttl Sqft: **857**

DOM

31

Layout

Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Built-in Features,No Animal Home,No Smoking Home,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	8`5" x 10`4"
Dining Room	Main	9`1" x 9`2"
Living Room	Main	14`7" x 14`3"
4pc Bathroom	Lower	6`10" x 8`1"
Den	Lower	6`11" x 9`1"
Laundry	Lower	6`9" x 11`11"
Storage	Lower	4`0" x 4`0"

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

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

8210961

Remarks

Pub Rmks:

This beautiful bi-level home in the community of Taradale checks all the boxes! Inside you will find a welcoming main living area, where a large west-facing picture window floods the space with sunlight. The spacious living room, featuring wide plank flooring, flows seamlessly into the bright dining area and well-appointed kitchen, which boasts brand new appliances - perfect for modern living and entertaining. Moving down the hall, you'll find two great sized bedrooms. The main level also features an updated 4-piece bathroom and a dedicated laundry area for added convenience. A private SIDE ENTRANCE leads to the lower-level illegal suite, making this property an ideal investment opportunity or a versatile space for extended family. The fully finished basement offers a beautifully designed living area with cozy carpet, a stylish kitchen with wood block countertops, a large bedroom with ample natural light, a flex area perfect for a den or home office, and a 4-piece bathroom. The separate laundry area completes this lower level, ensuring privacy and practicality. Outside, the low-maintenance backyard is fully fenced and features a spacious concrete patio, ideal for outdoor gatherings. An OVERSIZED DOUBLE DETACHED GARAGE provides plenty of storage and parking space, with the bonus of a concrete-paved alley for easy access. Located close to schools, parks, cafes, shopping, and city services nearby, this home offers a lifestyle of comfort and convenience. Don't miss the chance to explore this exceptional property in person!

Inclusions:
Property Listed By:

N/A
Amovista

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







