



THE
A-TEAM

**RE/MAX
FIRST**

312 TARINGTON Close, Calgary T3J 3Z1

MLS®#: **A2178460** Area: **Taradale** Listing Date: **11/10/24** List Price: **\$599,990**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1999**
Lot Information
 Lot Sz Ar: **3,584 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,303**
 Low Sqft:
 Ttl Sqft: **1,303**

DOM

10
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz:

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Playground,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Washer/Dryer**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`11" x 8`5"	2pc Bathroom	Main	4`5" x 5`10"
4pc Ensuite bath	Upper	7`5" x 4`11"	Bedroom - Primary	Upper	11`5" x 13`0"
4pc Bathroom	Upper	4`11" x 7`7"	Bedroom	Upper	10`0" x 9`3"
Bedroom	Upper	9`8" x 9`4"	4pc Bathroom	Basement	7`8" x 5`0"
Bedroom	Basement	8`8" x 10`0"	Bedroom	Basement	8`9" x 11`1"
Kitchen	Main	10`3" x 10`11"	Kitchen	Basement	11`9" x 12`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9910559

Zoning:
R-1N

Remarks

Pub Rmks: **Welcome to this well-maintained two storey home! As you enter this beautiful home you would notice the abundance of sunlight, huge bay windows in the living room, and newly installed laminate floors. ON THE MAIN FLOOR, you will find a spacious living room, a large dining area with kitchen, a 2-pc bath, and a laundry room. The kitchen is perfected with oak cabinets, white appliances, and a central island with a wine rack and lots of storage space. There is no lack of sunlight due to the large windows throughout the main floor. Upstairs you'll find a large master bedroom with a 4-pc en-suite bath with a jetted tub, two good-sized bedrooms, and another 4-pc bathroom. The basement has 2 great size bedrooms and the 1 full bathroom (ILLEGAL BASEMENT SUITE) THE basement has 3 large windows & side entrance for tenants. This home is very close to green spaces, walking paths, schools, public transit and is a short drive to all major amenities. Schedule your Private Showing Today!!!!**

Inclusions:
Property Listed By: **NA
PREP Realty**

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











