



THE
A-TEAM

**RE/MAX
FIRST**

56 TARARIDGE Drive, Calgary T3J 2R6

MLS® #: **A2178776**

Area: **Taradale**

Listing Date: **11/19/24**

List Price: **\$574,786**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1985**

Finished Floor Area

Abv Sqft: **1,065**
Low Sqft:
Ttl Sqft: **1,065**

Lot Information

Lot Sz Ar: **4,531 sqft**
Lot Shape:

DOM

2

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **4 Level Split**

Parking

Ttl Park: **2**
Garage Sz: **3**

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Courtyard,Lighting**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer**
Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	4`8" x 6`0"
Dining Room	Main	10`6" x 9`0"
Laundry	Main	5`2" x 2`8"
Bedroom	Second	13`3" x 8`6"
2pc Ensuite bath	Second	7`9" x 3`0"
Game Room	Lower	24`1" x 18`10"
4pc Bathroom	Lower	7`1" x 7`0"
Den	Lower	12`2" x 8`0"
Furnace/Utility Room	Lower	9`10" x 8`3"

Room	Level	Dimensions
Living Room	Main	14`11" x 13`10"
Kitchen	Main	11`2" x 9`5"
Bedroom - Primary	Second	16`4" x 11`2"
Bedroom	Second	10`0" x 8`6"
4pc Bathroom	Second	7`9" x 4`11"
Kitchen	Lower	16`6" x 4`6"
Bedroom	Lower	11`4" x 10`9"
4pc Bathroom	Lower	8`6" x 5`1"
Furnace/Utility Room	Lower	7`1" x 2`9"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

8210961

Remarks

Pub Rmks: **This recently renovated 4 level split home with a total of 4 bedrooms + den, 3 and 1/2 bathrooms, separate entrance and a double detached garage, offers lots of living space with all 4 levels fully developed. New LVP flooring,, new cabinets, paint, lighting, new granite counters and lots more. A very spacious foyer welcomes you into this bright and sunny home. Large living room, dining room. A beautiful kitchen with granite counters, stainless steel appliances, chimney hood-fan, built-in electric counter top stove, built in microwave and oven with gas cooktop. Few steps up to the upper level that has the Primary bedroom with a 2 piece en-suite, 2 more good sized bedrooms and a 4 piece main bathroom. The lower level with a walk-up access, has a very large living room, beautiful kitchen with upgraded appliances, lots of light, and a 4 piece bathroom. The next level down has a large bedroom, Den, and a 4 piece bathroom. Very well planned use of space through out. The corner lot gives you a big back yard with fully fenced and it has a large deck to enjoy and lots of street parking space. The large double detach garage that you will appreciate now that the snow is here. Very close to schools, green space, playgrounds, shopping, Genesis center, transit and LRT. A must see soon home!!**

Inclusions: **N/A**
Property Listed By: **URBAN-REALTY.ca**

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









