



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**59 TARARIDGE Close, Calgary T3J 2P5**

MLS® #: **A2179405**

Area: **Taradale**

Listing Date: **11/15/24**

List Price: **\$619,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 02-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1986**

Lot Information

Lot Sz Ar: **3,616 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,City Lot,Corner Lot,Landscaped,Level,Street Lighting**  
Park Feat: **Off Street**

DOM

**78**

Layout

Beds: **5 (3 2 )**  
Baths: **2.5 (2 1)**  
Style: **4 Level Split**

Parking

Ttl Park: **6**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,See Remarks,Stove(s),Washer,Washer/Dryer**  
Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`1" x 9`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`0" x 13`8"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	
<b>Bedroom</b>	<b>Upper</b>	<b>10`2" x 16`9"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	
<b>Family Room</b>	<b>Lower</b>	<b>18`10" x 16`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>16`5" x 10`11"</b>

Room	Level	Dimensions
<b>Breakfast Nook</b>	<b>Main</b>	<b>10`1" x 9`2"</b>
<b>2pc Ensuite bath</b>	<b>Upper</b>	
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`2" x 11`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`5" x 7`2"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`6" x 9`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>12`1" x 11`5"</b>

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

**R-G**

Legal Desc:

**8210961**

Remarks

Pub Rmks:

**Fully Renovated from Top to Bottom. Discover the charm of this fully renovated 4-level split home, offering a blend of modern comfort, character, and potential. With over 2,000 sq ft of living space, vaulted ceilings, and thoughtful design, this property is a cozy retreat in the desirable neighbourhood of Taradale. The main living area welcomes you with its vaulted ceilings, creating a bright and spacious atmosphere as soon as you step inside. The kitchen features ample cabinetry and stainless steel appliances, while the south-facing dining room is bathed in natural light, offering a warm and inviting space for meals and gatherings. The upper level boasts 3 bedrooms a full 4-piece bathroom and a 2-piece En-suite. The lower level includes a 2-bedroom illegal basement suite with a den, full kitchen, private laundry, and a separate entrance—perfect for a larger family or as an excellent mortgage helper. In addition to the complete interior renovation, the home has all new windows, a roof, hot water tank, and furnace, all replaced in recent years. Sitting on a corner lot, this property provides abundant parking and features a sunny deck for outdoor enjoyment. With a wheelchair-accessible exterior lift, this home is conveniently located near public transit, shopping, schools, parks, and offers easy access to major roads.**

Inclusions:

**N/A**

Property Listed By:

**RE/MAX Real Estate (Central)**

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













