



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**16 TARAGLEN Road, Calgary T3J 2N7**

MLS®#: **A2180091**

Area: **Taradale**

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

List Price: **\$549,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1984**

Lot Information

Lot Sz Ar: **3,412 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **815**  
Low Sqft:  
Ttl Sqft: **815**

DOM

**14**  
Layout  
Beds: **3 (2 1 )**  
Baths: **3.0 (3 0)**  
Style: **4 Level Split**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard**  
Park Feat: **Alley Access,On Street,Parking Pad,See Remarks**

Utilities and Features

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

Construction: **Mixed**  
Flooring: **Laminate,See Remarks,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`7" x 10`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`2" x 8`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`3" x 8`6"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`3" x 4`11"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>7`9" x 5`6"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>6`9" x 10`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`2" x 10`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`10" x 12`4"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>7`8" x 4`5"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**8210961**

Remarks

Pub Rmks: **Welcome to this beautifully maintained 4-level split home, offering a perfect blend of space, comfort, and modern upgrades. It has over 1400 SQFT of living space, With 3 spacious bedrooms and 3 full baths, this fully developed home is designed for family living and entertaining. Enjoy the expansive layout with plenty of room to spread out across all 4 levels. Each floor offers its own unique space, making it ideal for growing families or those who love to entertain. Both the roof and siding were completely renewed just two years ago, ensuring peace of mind and long-lasting durability. 3 Bedrooms & 3 Full Baths. Spacious Front Porch. Back Lane & Gravel Parking Pad. Nestled on a peaceful street, this home offers a quiet retreat while still being just minutes away from schools, shopping, and all essential amenities. Don't miss your chance to own this exceptional home - it's ready for you to move in and make it your own!**

Inclusions: **NEG**  
Property Listed By: **URBAN-REALTY.ca**

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





