

16 TARAGLEN Road, Calgary T3J 2N7

MLS®#: **A2180091** Area: **Taradale** Listing **11/19/24** List Price: **\$499,999**
 Status: **Active** County: **Calgary** Change: **-\$50k, 04-Dec** 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:
 Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Alley Access,On Street,Parking Pad,See Remarks**

Finished Floor Area
 Abv Sqft: **815**
 Low Sqft:
 Ttl Sqft: **815**

DOM

64
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (3 0)**
 Style: **4 Level Split**
Parking
 Ttl Park: **1**
 Garage Sz:

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	Room	Level	Dimensions
Living Room	Main	12`7" x 10`4"	Dining Room	Main	6`9" x 10`4"
Kitchen	Main	9`2" x 8`3"	Bedroom - Primary	Second	13`2" x 10`2"
Bedroom	Second	9`3" x 8`6"	Bedroom	Basement	12`10" x 12`4"
4pc Bathroom	Second	7`3" x 4`11"	3pc Bathroom	Lower	7`8" x 4`5"
3pc Bathroom	Basement	7`9" x 5`6"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8210961

Zoning:
R-G

Remarks

Pub Rmks: **MAJOR PRICE REDUCTION! Start the new year in your new home! 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:
Property Listed By: **NEG**
URBAN-REALTY.ca

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





