



THE
A-TEAM

**RE/MAX
FIRST**

84 TARINGTON Close, Calgary T1J3Z1

MLS®#: **A2180559** Area: **Taradale** Listing **11/21/24** List Price: **\$560,000**
 Status: **Active** County: **Calgary** Change: **-\$15k, 12-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1999**
Lot Information
 Lot Sz Ar: **3,358 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane**
 Park Feat: **Off Street**

Finished Floor Area
 Abv Sqft: **1,263**
 Low Sqft:
 Ttl Sqft: **1,263**

DOM

30
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Concrete, Vinyl Siding**
 Flooring: **Carpet, Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer**
 Int Feat: **Quartz Counters, Recessed Lighting, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`5" x 6`11"	Dinette	Main	13`4" x 10`11"
Living Room	Main	10`1" x 11`8"	4pc Bathroom	Upper	9`1" x 5`0"
Bedroom	Upper	11`1" x 9`6"	Bedroom	Upper	9`10" x 11`0"
Bedroom - Primary	Upper	13`10" x 10`0"	3pc Bathroom	Basement	8`10" x 5`9"
Den	Basement	8`4" x 10`4"	Laundry	Basement	11`3" x 10`7"
Game Room	Basement	20`0" x 14`5"	Furnace/Utility Room	Basement	7`3" x 4`1"
Kitchen	Main	10`1" x 11`8"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

9910559

Remarks

Pub Rmks: **Welcome to this beautifully 84 Tarington close spanning 1263 square feet with a finished basement, renovated home that combines modern elegance with functional design. Every detail has been thoughtfully upgraded to offer a move-in-ready living experience. New Flooring: Stylish and durable flooring has been installed throughout, providing a cohesive and contemporary feel. New Appliances: The kitchen boasts new energy-efficient appliances, perfect for both everyday use and entertaining. New Tile: Elegant new tilework adds sophistication and ease of maintenance to key areas of the home. Renovated Bathroom: The bathroom has been completely reimagined with updated fixtures, modern finishes, and luxurious details. New Paint: Fresh, neutral-toned paint enhances the home's brightness and creates a welcoming ambiance in every room. New Blinds: Brand-new window blinds offer privacy and style while complementing the overall design. New Kitchen Cabinets: The kitchen shines with all-new cabinets, providing ample storage and a sleek, contemporary look. Upstairs features 3 bedrooms and all upgraded washrooms with modern fixtures, stylish vanities, and premium finishes. These renovations bring a sense of luxury and sophistication to your daily routine, ensuring a great experience in the comfort of your home. A great location with quick access to major routes for your commute or day trips out of the city, all amenities' Schools, parks, playgrounds, grocery stores, restaurants, and banks are close by. This home's extensive updates offer a perfect blend of comfort and sophistication. Whether you're entertaining guests or enjoying quiet evenings at home, this property is designed to impress. Schedule your private showing today and envision your future in this beautifully updated home!**

Inclusions: **N/A**
Property Listed By: **Greater Calgary Real Estate**

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









