



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**193 TARINGTON Close, Calgary T3J 3V7**

MLS®#: **A2181465**

Area: **Taradale**

Listing Date: **12/01/24**

List Price: **\$589,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1998**

Lot Information

Lot Sz Ar: **3,359 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Rectangular Lot**  
Park Feat: **Double Garage Detached**

DOM

**20**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`3" x 11`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`7" x 8`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`3" x 8`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`11" x 7`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`2" x 4`11"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>5`6" x 4`8"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`11" x 11`7"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`7" x 10`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`7" x 8`4"</b>
<b>Family Room</b>	<b>Basement</b>	<b>15`11" x 14`4"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`0" x 4`11"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>9`11" x 7`7"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9810635**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Welcome to this stunning home, situated on a peaceful street in Taradale NE, Calgary. The main floor features a spacious living room, a beautifully appointed kitchen, a dining area, and a convenient 2-piece bathroom. Upstairs, you'll find three generously sized bedrooms and a full bathroom. The fully finished basement offers one bedroom, a full bathroom and a comfortable living room. Additional highlights include a double detached garage. This property is ideally located near bus stops and a shopping plaza, offering convenience and accessibility. Don't miss the rare opportunity to make this dream home your own!**

Inclusions:  
Property Listed By: **N/A  
Five Star Realty**

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





