



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:

Finished Floor Area
 Abv Sqft: **1,235**
 Low Sqft:
 Ttl Sqft: **1,235**

DOM

52
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Laminate**
 Sewer: Water Source:
 Ext Feat: **Private Yard** 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	Room	Level	Dimensions
Living Room	Main	13`3" x 11`11"	Dining Room	Main	11`11" x 11`7"
Kitchen	Main	14`7" x 8`10"	Bedroom - Primary	Second	14`7" x 10`7"
Bedroom	Second	11`3" x 8`3"	Bedroom	Second	11`7" x 8`4"
Bedroom	Basement	9`11" x 7`11"	Family Room	Basement	15`11" x 14`4"
2pc Bathroom	Main	5`2" x 4`11"	4pc Bathroom	Second	8`0" x 4`11"
3pc Bathroom	Basement	5`6" x 4`8"	Furnace/Utility Room	Basement	9`11" x 7`7"

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





