



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**345 TARADALE Drive, Calgary T3J 4S2**

MLS®#: **A2182691**

Area: **Taradale**

Listing Date: **12/10/24**

List Price: **\$554,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2001**

Lot Information

Lot Sz Ar: **3,272 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,411**  
Low Sqft:  
Ttl Sqft: **1,411**

DOM

**11**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

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

Construction: **Vinyl Siding**  
Flooring: **Carpet,Hardwood,Linoleum,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Refrigerator,Washer,Washer/Dryer**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>44`3" x 43`9"</b>
<b>Family Room</b>	<b>Main</b>	<b>43`3" x 36`8"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>24`4" x 16`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>36`1" x 29`6"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>44`7" x 38`10"</b>
<b>Game Room</b>	<b>Lower</b>	<b>41`3" x 42`1"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>24`7" x 8`6"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>46`2" x 42`8"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>47`0" x 42`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>31`5" x 30`7"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>31`5" x 24`1"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>25`5" x 18`4"</b>
<b>Laundry</b>	<b>Main</b>	<b>17`6" x 23`6"</b>

Title: **Fee Simple**  
Zoning: **R-G**  
Legal Desc: **0110734**

Remarks

Pub Rmks: **We're always looking for the BEST VALUE in the community we choose to live. This 2 story home located in the fabulous family friendly community of Taradale is the one! BRIGHT open plan with AIR CONDITIONING offering ample space for a growing family with 1968 total sqft of living. 4 Bedrooms, 3-1/2 baths PLUS an illegal suite for that extra income stream. Through the front foyer you'll enter the living room with hardwood floors & extra large Windows. The modern kitchen with island is a true highlight with SS appliances, a PANTRY & all open to a spacious family room. This entire area is flooded with natural light through LARGE SOUTH Facing windows. The Main floor Laundry/mud room & 1/2 bath are conveniently located for easy access & functionality directly in from the back door. Up the stairs you'll find a master bedroom with 4 piece ensuite & walk-in closet. 2 additional bedrooms & a Jack & Jill 4 piece bath complete this level. The lower level illegal suite with SEPARATE ENTRANCE has 1 bedroom, rec room, 4 piece bath & laundry. The entire home as been PROFESSIONALLY CLEANED TOP TO BOTTOM including carpets. MOVE IN READY! Enjoy sunny days & outdoor relaxing in your private SOUTH FACING BACK PRIVATE YARD. Over sized Dbl Detached garage & shed offer abundant storage. Recent upgrades include A/C, Window Coverings, light fixtures & roof over the side entrance. Prior to these owners purchasing in 2021, NEW shingles, siding & gutters were replaced after hail damage. Close to many parks, playgrounds, schools & numerous amenities, along a bus route & minutes to the Saddletowne Train Station. Perfect for those seeking a blend of style, space & convenience & GREAT VALUE in a vibrant welcoming community.**

Inclusions: **None**  
Property Listed By: **RE/MAX Realty Professionals**

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











