



THE
A-TEAM

**RE/MAX
FIRST**

125 TARADALE Close, Calgary T3J 3E7

MLS® #: **A2184634** Area: **Taradale** Listing Date: **12/28/24** List Price: **\$489,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 28-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1990**
Lot Information
 Lot Sz Ar: **3,304 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **818**
 Low Sqft:
 Ttl Sqft: **818**

DOM

35
Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **4 Level Split**

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **Landscaped**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete, Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Laminate**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`11" x 11`11"	Dining Room	Main	9`2" x 6`4"
Kitchen	Main	9`5" x 9`7"	Bedroom - Primary	Second	13`11" x 10`8"
3pc Bathroom	Second	7`5" x 5`2"	Bedroom	Second	9`2" x 8`2"
3pc Bathroom	Lower	7`10" x 5`0"	Game Room	Lower	12`9" x 15`3"
Bedroom	Lower	8`7" x 10`8"	Bedroom	Lower	10`8" x 12`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

8911486

Remarks

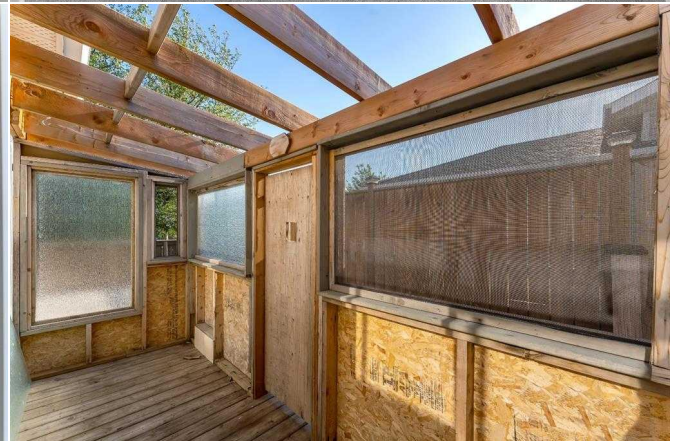
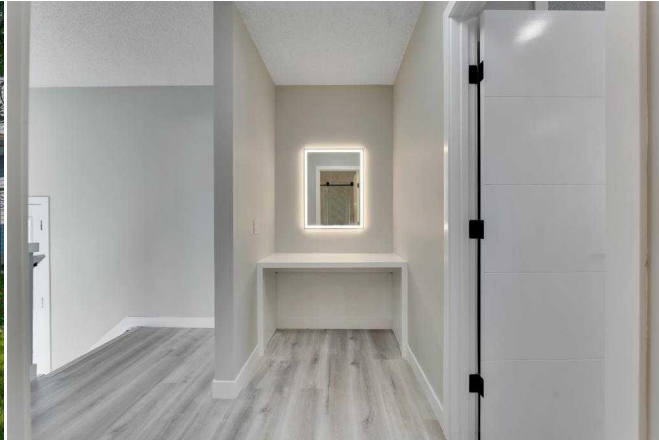
Pub Rmks: **NICELY UPDATED HOME WITH BRAND NEW PAINT, NEWER FLOORING, NEW KITCHEN WITH NEW APPLIANCES , NEWLY UPGRADED WASHROOMS 2022 NEW POT LIGHTS, UPDATED ROOFING SHINGLES AND SIDING, NEW FRAMING AND DRYWALL 2022 NEW ELECTRICAL WORK DONE THROUGHOUT THE HOME AND MORE! BACK LANE ACCESS! In addition to all these great features, one of the highlights of this home is the HUGE WRAP AROUND DECK (MADE OF TREATED WOOD)! REALLY GIVES THIS HOME A SUMMER/COTTAGE FEEL! Main floor offers a family room, dining and new kitchen. The Open Floorplan Concept is really accentuated between these 3 areas, making it an awesome family space! Make your way to the upper level that offers 2 bedrooms and your newly upgraded washroom! The first level of the basement is a great space to relax or hangout, featuring a rec room, bedroom and FULL bath! However it does not end here, make your way to the most private bedroom in the home that is located on the lower level of the basement. This home is unique and functional at the same time. GREAT VALUE with the updated interior and exterior. On top of all that, it is located in the heart of Taradale, giving you easy access to multiple major roads including Metis Trail NE, McKnight Blvd NE, Stoney Trail NE and more! Easy Access to multiple grocery stores, restaurants and nearly all the amenities you need! AMAZING LOCATION! GREAT VALUE! OVERALL GORGEOUS HOME! PLEASE NOTE HOT TUB AS IT IS .**

Inclusions: **none**
Property Listed By: **Diamond Realty & Associates LTD.**

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









125 Taradale Close NE, Calgary, AB

Main Floor Exterior Area 813.80 sq ft
Interior Area 750.00 sq ft



PREPARED: 2023/07/20



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

125 Taradale Close NE, Calgary, AB

Basement (Below Grade) Exterior Area 754.30 sq ft
Interior Area 677.22 sq ft



PREPARED: 2023/07/20



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