



THE
A-TEAM

**RE/MAX
FIRST**

692 TARADLE Drive, Calgary T3J4W1

MLS®#: **A2187807** Area: **Taradale** Listing Date: **01/16/25** List Price: **\$689,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **4,208 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,378**
 Low Sqft:
 Ttl Sqft: **1,378**

DOM
6
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

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

Access:
 Lot Feat: **Front Yard,Landscaped,Yard Lights**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Shingle** Construction: **Concrete,Stone,Vinyl Siding**
 Heating: **Electric,Fireplace(s),Floor Furnace** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Garden,Lighting,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features,Ceiling Fan(s),Open Floorplan,Quartz Counters,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`9" x 5`0"	Dining Room	Main	13`7" x 5`11"
Kitchen	Main	13`8" x 14`1"	Laundry	Main	7`2" x 6`10"
Living Room	Main	13`6" x 18`5"	3pc Bathroom	Second	10`8" x 5`9"
4pc Ensuite bath	Second	5`2" x 7`7"	Bedroom	Second	10`1" x 9`0"
Bedroom	Second	9`10" x 9`0"	Bedroom - Primary	Second	15`6" x 13`10"
4pc Bathroom	Basement	10`3" x 5`9"	Bedroom	Basement	9`5" x 9`11"
Other	Basement	3`3" x 7`0"	Kitchen	Basement	2`9" x 14`6"

Living Room

Basement

13`9" x 24`7"

Furnace/Utility Room
Legal/Tax/Financial

Basement

5`10" x 9`9"

Title:
Fee Simple
Legal Desc:

0211004

Zoning:
R-G

Remarks

Pub Rmks: ****OPEN HOUSE JAN. 18 & 19 From 2-6PM** Welcome to this beautifully newly renovated home with a LEGAL BASEMENT! Walking into this stunning home, your greeted with a spacious living room with a fully upgraded TV wall including a 5ft electric fireplace. The open-concept design maximizes natural light, with sleek finishes throughout that give the home a fresh, modern feel. Newly designed half bath on the main floor. This is truly a chefs kitchen with its recent updated revamp with new quartz counters, big pantry space, built in microwave, new hood fan and all like new appliances, plus extra storage space. Upstairs are 3 good sized bedrooms and 2 full baths with all new LED lighting and fans. The real highlight of this home is the 1 bed/ 1 bath legal basement. This fully separate basement offers great rental potential income, with a huge kitchen, open living space, and lots of storage space. Sitting on a large lot, the landscaping is well thought out, concrete walking pads on both sides of the house, shed in the back yard, huge deck space, It's the ideal space family. The oversized detached heated double car garage is a huge bonus; ensuring that your vehicles stay warm year-round. The home's location adds even more value. It's within walking distance to schools and playgrounds, making it ideal for families. The neighbourhood is quiet, safe, and close to all necessary amenities. Easy access to Stoney Tr. This homers curb appeal immediately catches your eye and a thoughtfully designed layout that balances function and style, this home is an excellent opportunity for anyone looking for a home with long-term value. Priced to sell—this one won't last long!**

Inclusions:
Property Listed By: **Dishwasher, Dryer, Washer, Refrigerator, Garage Control(s), Range Hood, Electric Stove**
URBAN-REALTY.ca

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











