

228 TARADALE Close, Calgary T3J 3E6

MLS®#: **A2200619** Area: **Taradale** Listing **03/07/25** List Price: **\$549,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 24-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1989** Abv Sqft: **1,058**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,745 sqft** Ttl Sqft: **1,058**
 Lot Shape:

DOM

29
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **4 Level Split**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,City Lot**
 Park Feat: **Garage Faces Rear,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**

Construction: **Stucco**
 Flooring: **Carpet,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Pantry,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
5pc Bathroom	Main	9`1" x 10`7"	Bedroom	Main	8`10" x 16`3"
Dining Room	Main	8`11" x 11`0"	Kitchen	Main	16`2" x 14`8"
Living Room	Main	11`11" x 11`11"	Bedroom - Primary	Main	13`10" x 10`7"
2pc Bathroom	Basement	4`11" x 8`1"	Laundry	Basement	6`0" x 9`1"
Office	Basement	14`11" x 13`4"	Game Room	Basement	12`11" x 14`6"
Furnace/Utility Room	Basement	9`9" x 7`5"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8911486

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this wonderfully well-maintained 4-level split home, nestled on a quiet street in the highly desirable community of Taradale. This charming residence offers the perfect blend of comfort and convenience, just minutes from main traffic routes, schools, Saddletowne Centre, and the future NE LRT extension. Enjoy the sunny, south-exposed front porch and meticulously maintained landscaping. Step inside to a bright and welcoming living room, leading into a functional kitchen with oak cabinets freshly repainted and well equipped appliances with epoxy finished countertops. The spacious dining area opens to the rear yard, perfect for entertaining or enjoying a quiet meal. Upper Level: Retreat to the well-proportioned master suite featuring a walk-in closet and a beautiful 5-piece ensuite bath with a corner jetted tub, separate shower, and double vanity. Lower Level consists of Cozy family room with large windows offering natural sunlight and a gas fireplace. Convenient half bath and laundry room. Additional storage and utility areas, plus a spacious rec room for added versatility. Don't stop here step outside to the oversized single detached garage, large deck for relaxation, and storage shed provide ample space for all your outdoor needs. Additional Highlights: Stucco siding(2020), newer roof (2020), furnace(2006) and hot water tank(2006) Built-in central vacuum system. This home is perfect for those seeking comfort, style, and a great location in a family-friendly neighborhood. Don't miss the opportunity to make it your own!

Inclusions:
Property Listed By:

n/a
RE/MAX iRealty Innovations

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









