

675 TARADALE Drive, Calgary T3J 4W1

Taradale Listing 03/21/25 List Price: \$619,786 MLS®#: A2202984 Area:

Status: Active County: Calgary Change: -\$20k, 28-Mar Association: Fort McMurray

Date:

General Information

Prop Type: Sub Type: Detached City/Town:

2002 Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Access:

Residential

Calgary Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 3,046 sqft 1,490

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

1,490

30

Ttl Park: 3 Garage Sz: 413

4 (3 1)

3.5 (3 1)

2 Storey

Lot Feat: Back Lane, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot

Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas Stone, Vinyl Siding, Wood Frame

Sewer:

Ext Feat: **Playground, Private Yard**

Carpet, Ceramic Tile

Flooring:

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer

Int Feat: Granite Counters, No Animal Home, No Smoking Home, Separate Entrance

Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------------|--------------|-------------------|------------------|--------------|-------------------|
| Living Room | Main | 15`0" x 18`0" | Foyer | Main | 6`4" x 4`3" |
| Kitchen | Main | 14`9" x 9`8" | 2pc Bathroom | Main | 4`8" x 4`11" |
| Dining Room | Main | 8`0" x 8`10" | Family Room | Main | 10`11" x 10`11" |
| Bedroom - Primary | Second | 13`0" x 14`1" | 4pc Ensuite bath | Second | 9`1" x 4`11" |
| 4pc Bathroom | Second | 9`1" x 4`11" | Bedroom | Second | 9`4" x 11`7" |
| Bedroom | Second | 9`4" x 11`7" | Game Room | Basement | 14`8" x 18`3" |
| Laundry | Basement | 6`6" x 6`6" | Kitchen | Basement | 7`1" x 9`6" |

4pc BathroomBasement6`11" x 4`11"BedroomBasement17`10" x 11`10"Furnace/Utility RoomBasement6`9" x 9`7"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: 0211004

Remarks

Pub Rmks:

This beautifully upgraded two-story home offers modern comforts and a prime location. Every detail has been carefully designed and features luxury vinyl plank flooring, new carpet in all bedrooms, and quartz countertops in the kitchen and washrooms. The home boasts new baseboards, fresh tiles in the washrooms, and a cozy gas fireplace, perfect for chilly nights. The master bedroom provides a stunning mountain view, a bay window, a four-piece ensuite, and a walk-in closet. A separate side entrance leads to the fully finished basement suite (Illegal), offering additional living space or rental potential. With new siding, roofing, and gutters, this east-west-facing home is move-in ready. Enjoy central heating and air conditioning, a double attached garage, proximity to schools, a bus stop, and various amenities—making it an ideal and convenient starter home.

Inclusions: N/A

Property Listed By: URBAN-REALTY.ca

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