



THE
A-TEAM

**RE/MAX
FIRST**

675 TARADALE Drive, Calgary T3J 4W1

MLS®#: **A2202984**

Area: **Taradale**

Listing Date: **03/21/25**

List Price: **\$619,786**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 28-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2002**
Lot Information
Lot Sz Ar: **3,046 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,490**
Low Sqft:
Ttl Sqft: **1,490**

DOM

30
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **413**

Access:

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

Utilities and Features

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

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile**
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

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

Room	Level	Dimensions
Foyer	Main	6`4" x 4`3"
2pc Bathroom	Main	4`8" x 4`11"
Family Room	Main	10`11" x 10`11"
4pc Ensuite bath	Second	9`1" x 4`11"
Bedroom	Second	9`4" x 11`7"
Game Room	Basement	14`8" x 18`3"
Kitchen	Basement	7`1" x 9`6"

4pc Bathroom Furnace/Utility Room	Basement Basement	6`11" x 4`11" 6`9" x 9`7"	Bedroom	Basement	17`10" x 11`10"
Legal/Tax/Financial					
Title: Fee Simple		Zoning: R-G			
Legal Desc:	0211004	Remarks			
Pub Rmks: <					

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











