



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**308 TARADALE Drive, Calgary T3J 4N9**

MLS® #: **A2204460**

Area: **Taradale**

Listing Date: **03/26/25**

List Price: **\$515,000**

Status: **Pending**

County: **Calgary**

Change: **-\$15k, 06-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2002**

Lot Information

Lot Sz Ar: **3,347 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,236**  
Low Sqft:  
Ttl Sqft: **1,236**

DOM

**25**

Layout

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

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Backs on to Park/Green Space,Few Trees,Front Yard,Fruit Trees/Shrub(s),Garden,Landscaped,Level,Low Maintenance Landscape,Street Lighting Alley Access,Off Street,Outside,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,Garden,Private Entrance,Private Yard**

Construction:

**Concrete,Stone,Vinyl Siding,Wood Frame**

Flooring:

**Laminate,Slate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Stove(s),Washer,Washer/Dryer**

Int Feat:

**Ceiling Fan(s),High Ceilings,Separate Entrance,Track Lighting**

Utilities:

Room Information

| Room                     | Level         | Dimensions            | Room                | Level         | Dimensions           |
|--------------------------|---------------|-----------------------|---------------------|---------------|----------------------|
| <b>Kitchen</b>           | <b>Main</b>   | <b>10`9" x 9`10"</b>  | <b>Dining Room</b>  | <b>Main</b>   | <b>10`11" x 5`9"</b> |
| <b>Living Room</b>       | <b>Main</b>   | <b>13`7" x 12`9"</b>  | <b>Entrance</b>     | <b>Main</b>   | <b>8`4" x 8`1"</b>   |
| <b>Bedroom - Primary</b> | <b>Second</b> | <b>18`11" x 12`6"</b> | <b>Bedroom</b>      | <b>Second</b> | <b>12`7" x 8`5"</b>  |
| <b>4pc Bathroom</b>      | <b>Second</b> | <b>7`10" x 5`10"</b>  | <b>Laundry</b>      | <b>Second</b> | <b>6`6" x 4`5"</b>   |
| <b>Game Room</b>         | <b>Lower</b>  | <b>18`11" x 12`9"</b> | <b>3pc Bathroom</b> | <b>Lower</b>  | <b>9`8" x 4`9"</b>   |
| <b>Laundry</b>           | <b>Lower</b>  | <b>6`5" x 3`10"</b>   | <b>Kitchen</b>      | <b>Suite</b>  | <b>10`7" x 7`11"</b> |
| <b>Bedroom</b>           | <b>Suite</b>  | <b>13`5" x 9`5"</b>   | <b>Bedroom</b>      | <b>Suite</b>  | <b>12`2" x 9`11"</b> |

|                             |  |                       |                     |
|-----------------------------|--|-----------------------|---------------------|
| Furnace/Utility Room        | Suite  | 7`9" x 5`5"           | Legal/Tax/Financial |
| Title:<br><b>Fee Simple</b> |  | Zoning:<br><b>R-G</b> |                     |
| Legal Desc:                 | <b>0110734</b>   |                       | Remarks             |
| Pub Rmks:                   | <b>INVESTMENT OPPORTUNITY</b> Imagine an ‘oasis’ in the heart of Taradale! Lush trees and shrubs in the front yard create a restful space and a covered patio in your private back yard with low maintenance landscaping provide a wonderful place to relax. This uniquely designed four bedroom, two full bath, four level split is perfect for your family or an income potential to rent out the two-bedroom illegal suite in the basement. Designed by the owner, the home is functional and comfortable with laminate and slate flooring throughout. There is a large, open kitchen area to enjoy your company while they visit in the living room. Vaulted ceilings on the main level create even more space and a warm atmosphere. Several archways throughout the house display the attention to detail of the beautiful design of the home. The home has a separate laundry for the illegal suited basement. There is a newer roof, water heater and a new 2024 furnace! Listing agent is the executor of the estate. Book a showing today! |                       |                     |
| Inclusions:                 | <b>Shed- unless removed due to RPR</b>   |                       |                     |
| Property Listed By:         | <b>Real Broker</b>   |                       |                     |

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

















