

\$548,000 - 82 Taraglen Road Ne, Calgary

MLS® #A2104135

\$548,000

4 Bedroom, 4.00 Bathroom, 1,321 sqft

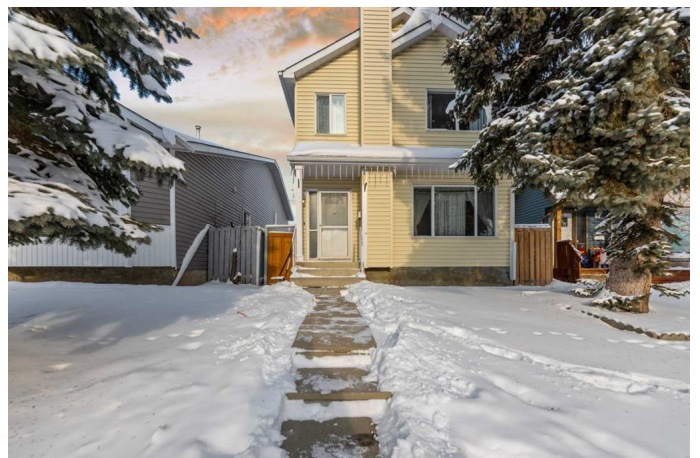
Residential on 0.07 Acres

Taradale, Calgary, Alberta

Welcome to your future home where comfort, style, and convenience converge seamlessly. This charming residence is a testament to thoughtful design, meticulous upkeep, and a prime location that promises a lifestyle of ease and enjoyment.

Key Features:

1. **Spacious Living Areas:** The 4 bedrooms (3 upstairs and 1 in basement), 2 full bath and 2 half baths offer ample room for the entire family. The layout is designed for both privacy and togetherness, providing an ideal backdrop for lasting memories. All the bedrooms have ample natural light with large windows and master bedroom has built walk in closet with half bathroom.
2. **Gourmet Kitchen:** The heart of this home is undoubtedly the modern kitchen equipped with Bosch dishwasher, Samsung Refrigerator, and ample counter space. It is a culinary haven where family recipes and dinner parties come to life.
3. **Natural Light and Airy Ambiance:** New windows with bay style replaced in 2022 flood the interior with natural light, creating an inviting and uplifting atmosphere throughout. The open layout enhances the sense of space, making every corner of the home feel bright and airy.
4. **Outdoor Retreat:** Step into your own private backyard that beckons for relaxation and entertainment with a sweet delicious mature Apple tree awaits to



create the best summer memories. Whether it is a quiet morning coffee or an evening barbecue with friends, this space is perfect for all occasions.

5. Upgrades and Modern Amenities: The property has been thoughtfully upgraded with recently renovated kitchen, counter tops, new sidings, new piping™s (from Poly B to Plex) a large 22 x 22 garage, smart camera, smart thermostat, new washer and near to serene walking path and parks ensures a contemporary, healthy and efficient living experience.

Location Highlights:

Situated in the much sought-after mature Taradale community, this home is within proximity to schools, parks, shopping centers, Gensis center, LRT station and many more. Enjoy the convenience of urban living while relishing the tranquility of a family-friendly community.

We are confident that the lucky owner will find this Property to be not just a house but a place to create a lifetime of memories. To schedule a private tour or inquire further, please do not hesitate to contact me at your convenience.

Built in 1987

Essential Information

MLS® #	A2104135
Price	\$548,000
Sold Price	\$523,500
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,321
Acres	0.07

Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	82 Taraglen Road Ne
Subdivision	Taradale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J2M3

Amenities

Utilities	Electricity Connected
Parking Spaces	2
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), Chandelier, Crown Molding, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks
Appliances	Dishwasher, Gas Range, Oven, Range Hood, Refrigerator, Washer/Dryer
Heating	Baseboard, Floor Furnace, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Front Yard
Roof	Asphalt
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 1st, 2024
Date Sold	April 11th, 2024

Days on Market	70
Zoning	R-2
HOA Fees	0.00

Listing Details

Listing Office CIR Realty

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