

\$549,900 - 444 Taradale Drive Ne, Calgary

MLS® #A2114576

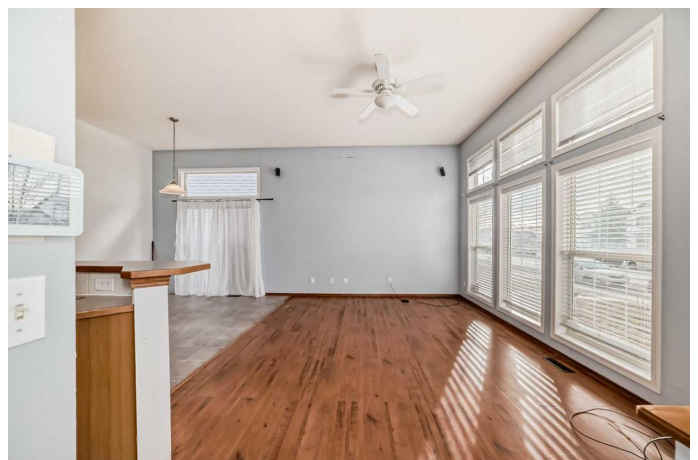
\$549,900

4 Bedroom, 2.00 Bathroom, 964 sqft

Residential on 0.08 Acres

Taradale, Calgary, Alberta

Great opportunity to own this fully finished 4 level split in the heart of Taradale. Great location easy walk to the schools and across the street from the pond & playground. There are 2 bedrooms up with the 4 pce bathroom in the Master. The Master also has a good sized walkin closet. The 2nd bedroom is a good size as well. The Main floor is wide open and boasts soaring vaulted ceilings and a huge window overlooking the front yard. The main living room is huge and bright and has plenty of space for entertaining any sized family function. The kitchen is open to both the dining and living rooms. There is lots of counterspace and drawers plus there is a handy corner pantry. The kitchen island has a nice breakfast bar and there are dual sinks in the island as well. Off the kitche you will find the dining area~ plenty of room for any sized dining room table set. The sliding glass doors off the dining room lead to the large backyard. Nice and private with plenty of grass & a kids playcentre is included with swings and a slide! There is also a fenced in dog run off to the side with entrances from the back and off the front deck. The detached garage is an oversized double with loads of extra storage shelves & loads of space to work on your vehicles. The 3rd level is bright with a family room, a 3rd bedroom and a full sized 4 pce bathroom. Thge 4th level is where you will find the laundry room and another bedroom/office space. There is a cold/storage room with an included freezer as well. There is a newer high efficient furnace,



dual Hot Water Tanks (the main one is brand new) and a builtin vacuflo. There is a hatch under the 4th level stairs where you will find the attachments for the vacu system. The roof is new with 50 year shingles. The dishwasher is also new. Great location in Taradale.

Built in 2000

Essential Information

MLS® #	A2114576
Price	\$549,900
Sold Price	\$535,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	964
Acres	0.08
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	444 Taradale Drive Ne
Subdivision	Taradale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4K1

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Oversized

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen
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	Island, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Electric Stove, Freezer, Garage Control(s), Range Hood, Refrigerator
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Dog Run, Playground, Private Yard
Lot Description	Back Lane, Fruit Trees/Shrub(s), Landscaped, Paved
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2024
Date Sold	April 6th, 2024
Days on Market	22
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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