

\$675,000 - 79 Tararidge Place Ne, Calgary

MLS® #A2136562

\$675,000

4 Bedroom, 2.00 Bathroom, 1,678 sqft

Residential on 0.15 Acres

Taradale, Calgary, Alberta

****Open house Sunday, August 4 from 2 to 5 PM**** Welcome to an immaculate two-story split-level home, boasting 1,678 sq. ft. of refined living space and a double attached garage, all nestled on an expansive pie-shaped lot within a peaceful cul-de-sac. This residence features impeccable decor in a modern color scheme, a dramatic vaulted ceiling, a cozy main floor family room, a convenient den, and a dedicated laundry area. Enjoy the warmth of the fireplace, two luxurious bathrooms (including a cheater door off the master suite), and a southwest-facing deck and yard. With RV storage and over 2,500 sq. ft. of fully developed space, including nearly 1,700 sq. ft. on the upper two levels, this home is as functional as it is beautiful. Additional highlights include: *A 12' x 12' shed with matching vinyl siding * fully fenced yard * spacious 12'6" x 32' deck with a sun-shaded pergola *A 17' x 30' paved parking pad with a 23' rolling chain link gate *charming firepit * raised front entrance *practical mudroom *Hardwood, carpet, and tile flooring throughout*Two bathrooms with heated floors, one featuring a walk-in shower *finished basement *Flat ceilings throughout * well-appointed kitchen* Stonhard Stonshield HRI epoxy garage floor, sloped with Fibergrate FRP grating * man door in the garage *Durable garage door *Updated siding, windows, and roof *Professionally landscaped grounds. This home seamlessly blends comfort, style, and practicality, offering



a perfect haven for modern living. Taradale is known for its vibrant and diverse community. It's a melting pot of cultures, with residents from various ethnic backgrounds contributing to its rich cultural tapestry. Taradale is home to several parks and green spaces, providing residents with plenty of opportunities for outdoor activities. The Saddletowne Circle area offers a central community hub with amenities and recreational facilities. The neighborhood has several schools, including Taradale School and Ted Harrison School, making it a family-friendly area with a focus on education. Taradale is well-connected with public transportation, including the C-Train making commuting to other parts of Calgary convenient for residents. The Taradale Community Association is active in organizing events and activities that bring residents together, fostering a strong sense of community and belonging.

Built in 1985

Essential Information

MLS® #	A2136562
Price	\$675,000
Sold Price	\$650,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,678
Acres	0.15
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	79 Taranridge Place Ne
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Subdivision	Taradale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J2R5

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Gas Stove, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cleared, Cul-De-Sac, Front Yard, Lawn, Landscaped, Level, Pie Shaped Lot, Private, See Remarks, Treed
Roof	Asphalt
Construction	Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 23rd, 2024
Date Sold	August 13th, 2024
Days on Market	20
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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