

# \$549,000 - 71 Taradale Drive Ne, Calgary

MLS® #A2145568

**\$549,000**

4 Bedroom, 2.00 Bathroom, 1,065 sqft

Residential on 0.09 Acres

Taradale, Calgary, Alberta

Introducing 71 Taradale Dr NE, a stunning detached 2-story home that offers both comfort and style. Step into the main floor where you will find a spacious living room, dining area, a well-appointed kitchen, and a convenient half bath.

As you make your way up to the upper floor, you will discover three bedrooms, including a master bedroom with a walk-in closet. The upper floor also features a 4-piece bathroom, ensuring convenience for the whole family.

With a total living area of 1380 square feet, this home has a finished basement with an additional bedroom and a family room, providing extra space for relaxation & entertainment. There is a side entrance to the house.

Enjoy the outdoors on the large deck off the kitchen, which faces south and bathes in natural sunlight. This property offers a work space garage with a furnace (as is) The roof and siding have been replaced in recent years, ensuring durability and peace of mind.

Other notable features of this property includes a storage shed, a Hot Tub and a garage with 220 power for charging an ELECTRIC VEHICLE,. RV parking is also available, making this home perfect for those with recreational vehicles. The back lane is also paved.



Lastly, the property boasts of a mature apple tree ,a water fountain, large yard that is ideal for outdoor activities that create lifelong memories with family and friends.

Don't miss the opportunity to make this wonderful property your dream home. Contact us today for more information or to schedule a viewing.

Built in 1990

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2145568    |
| Price          | \$549,000   |
| Sold Price     | \$542,500   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,065       |
| Acres          | 0.09        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 71 Taradale Drive Ne |
| Subdivision | Taradale             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3J 3E4              |

**Amenities**

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 3                                                     |
| Parking        | Double Garage Detached, Off Street, RV Access/Parking |

**Interior**

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s)                                                       |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Central, Natural Gas                                                                    |
| Cooling           | None                                                                                    |
| Has Basement      | Yes                                                                                     |
| Basement          | Finished, Full                                                                          |

**Exterior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Dock, Private Yard, Storage                       |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Brick, Vinyl Siding, Wood Frame                   |
| Foundation        | Poured Concrete                                   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 29th, 2024 |
| Date Sold      | July 23rd, 2024 |
| Days on Market | 24              |
| Zoning         | R-2             |
| HOA Fees       | 0.00            |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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