



# 101 Taradale Drive Calgary Alberta

\$469,900

NEW PRICE, SELLER IS MOTIVATED - Welcome to this awesome, QUICK POSSESSION 4-level split home with 4 bedrooms and 2.5 bathrooms--perfect for a growing family! When you walk in, you'll find a cozy living room and a BRIGHT KITCHEN THAT WAS RENOVATED ABOUT 5 YEARS AGO with GRANITE countertops, plus a SUNNY NOOK for casual meals. Head upstairs to find the primary bedroom (with a WINDOW A/C), a second bedroom, and a full 4-piece bathroom. The lower level boasts a big family room, the third bedroom, and another full bathroom with TONS OF NATURAL LIGHT from the large windows. The lowest level is super versatile--it can be a huge fourth bedroom or a great rec room. There's also a 2-piece bathroom and a laundry room on this level. Outside, love the STUCCO EXTERIOR, side deck with a working HOT TUB, a back patio, and a firepit--all set on fresh concrete. Great for hanging out and entertaining! The windows and doors were replaced within the last 10 years, and the roof is only 4 years old. You also get NEW FENCE and a SINGLE DETACHED GARAGE and COVERED STORAGE. Close to schools and it's on a CITY BUS ROUTE. Tons of space and flexibility--come check it out today! (id:6769)

Primary Bedroom 10.42 Ft x 16.92 Ft  
 3pc Bathroom 4.92 Ft x 8.92 Ft  
 Bedroom 13.17 Ft x 9.58 Ft  
 2pc Bathroom 3.00 Ft x 7.25 Ft  
 Furnace 9.00 Ft x 6.08 Ft  
 Storage 10.75 Ft x 3.67 Ft  
 4pc Bathroom 4.92 Ft x 8.42 Ft

Family room 15.83 Ft x 12.42 Ft  
 Bedroom 10.67 Ft x 8.17 Ft  
 Great room 11.50 Ft x 15.83 Ft  
 Other 4.58 Ft x 8.08 Ft  
 Living room 14.42 Ft x 12.00 Ft  
 Dining room 8.00 Ft x 10.67 Ft  
 Kitchen 9.42 Ft x 10.50 Ft

Listing Presented By:



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