



# 308 Taradale Drive Calgary Alberta

\$580,000

INVESTMENT OPPORTUNITY Price Improvement- Reduced by \$5,000.00. Imagine an oasis in the heart of Taradale-trees and shrubs in the front yard and a covered patio in your private back yard with low maintenance landscaping. This uniquely designed four level split is perfect for your family or rent out the two-bedroom illegal suite in the basement. Designed by the owner, the home is functional and comfortable with laminate and slate flooring throughout, a large, open kitchen area to enjoy your company while they visit in the living room. Vaulted ceilings on the main level create even more space and a warm atmosphere. There are several archways throughout the house that display the attention to detail of the design of the home. There is a separate laundry for the illegal suited basement. There is space for a fourth bedroom on the upper level- a little construction is needed to finish it off. There is a newer roof and water heater and a brand new 2024 furnace! Book a showing today! (id:6769)

Primary Bedroom 18.92 Ft x 12.50 Ft  
4pc Bathroom 7.83 Ft x 5.83 Ft  
Laundry room 6.50 Ft x 4.42 Ft  
Recreational, Games room 18.92 Ft x 12.75 Ft  
3pc Bathroom 9.67 Ft x 4.75 Ft  
Laundry room 6.42 Ft x 3.83 Ft  
Kitchen 10.75 Ft x 9.83 Ft

Dining room 10.92 Ft x 5.75 Ft  
Living room 13.58 Ft x 12.75 Ft  
Other 8.33 Ft x 8.08 Ft  
Kitchen 10.58 Ft x 7.92 Ft  
Bedroom 13.42 Ft x 9.42 Ft  
Bedroom 12.17 Ft x 9.92 Ft  
Furnace 7.75 Ft x 5.42 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

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