



92 Taradale Drive NE
Calgary, Alberta

MLS # A2305503



\$584,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,339 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Basement Appliances - Refriegeator, Washer/Dryer, Electric Stove

Step into this bright, open-concept home designed for both comfort and functionality. Featuring two spacious living areas, it offers the perfect amount of space for growing families or entertaining guests. The open kitchen is filled with natural light, creating a warm and inviting atmosphere throughout the main floor. Upstairs, you'll find a stunning primary suite with a massive walk-in closet, along with two additional bedrooms connected by a convenient Jack & Jill bathroom—perfect for families. The fully finished illegal basement suite comes with a separate side entrance, one bedroom, and a spacious living area—completely move-in ready and ideal for rental income or extended family. Outside, enjoy a huge backyard on a desirable corner lot, along with a double car garage and plenty of space to live and grow. Located close to transit, amenities, and key conveniences, this home truly checks every box. Perfect for first-time home buyers—just move in and enjoy. No extra work, no additional costs—just bring your bags. Many upgrades throughout the years - Roof(2020), Blinds (2023), Water Tank (2018), Flooring (2020), Fence (2023) Furnance (Serviced 2024)