

80 Taradale Drive S  
Calgary, Alberta

MLS # A2284760



## \$599,000

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	939 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry		

**Inclusions:** None

Beautiful, immaculate, and bright bi-level home located in the desirable community of Taradale. The upper level features a functional open layout with a spacious living room, kitchen with dining area, and three generously sized bedrooms, all filled with natural light from large windows. The lower level offers an excellent live-up, rent-down opportunity, featuring a two-bedroom illegal suite with its own kitchen and full washroom. Enjoy summer gatherings in the fully fenced backyard with a large deck, perfect for BBQs and entertaining. This home is ideal for families or investors looking for comfort, space, and great value.