



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

67 Taraglen Road NE
Calgary, Alberta

MLS # A2214709



\$534,999

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,228 sq.ft.	Age:	1987 (38 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, Storage		

Inclusions: N/A

Discover the perfect blend of comfort, convenience, and investment potential in this 4-bedroom home nestled in the sought-after community of Taradale. This home offers easy access to Stoney Trail, walking to schools, shopping, coffee shops, walking paths, and parks. Only a few minutes' drive to the C-train station, this neighborhood is ideal for families, professionals, and savvy investors alike. An excellent starter home features a beautiful layout. The open-concept layout creates a welcoming atmosphere, a spacious living area, an upgraded spacious kitchen with granite countertops, and new vinyl plank flooring with fresh interior paint, fresh painted doors, and trims. The north-facing bay window enhances natural lighting and improves ventilation. Great value in this 4-bedroom, 2.5-bath, fully developed 2-storey with an oversized double garage with additional wall-mounted wood shelving. It comes at 1227 sq ft above grade and approximately another 550 sq ft in the basement, fully developed with a large family room, 3 pc bath, and a bedroom/ office. The upper floor has 3 generous bedrooms, ensuring everyone has their own space. The master bedroom has a walk-in closet, a jack and jill entrance to the four-piece main bath. Outside, the yard is fully fenced, with low-maintenance landscaping, a large patio, and beautiful southern exposure backing onto the playground. Whether you are looking for your first home, a forever home, or a great investment property, this one checks all the boxes. Don't miss out & schedule your showing today!