



GRASSROOTS
REALTY GROUP

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

**98 Tarawood Road NE
Calgary, Alberta**

MLS # A2221164



\$569,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Taradale | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,104 sq.ft. | Age: | 2003 (22 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Off Street | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Pie Shaped Lot | | |

| | | | |
|--------------------|--------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

| | |
|--------------------|-----|
| Inclusions: | N/A |
|--------------------|-----|

Welcome to this beautiful bi-level home in the heart of Taradale! The upper level features a spacious and bright living room, a well-appointed kitchen with ample cabinetry, and a dining area with direct access to the backyard. The primary bedroom offers a walk-in closet and a private 4-piece ensuite, while two additional bedrooms and another full bathroom complete the main floor. The lower level, with its own separate entrance and large windows, boasts an (illegal) basement suite featuring two bedrooms, a kitchen, a living area, a full bathroom, and shared laundry. The backyard includes parking space and room to enjoy the outdoors. Conveniently located close to schools, parks, shopping, and transit. The basement is currently rented—an excellent opportunity for investors or first-time buyers!