

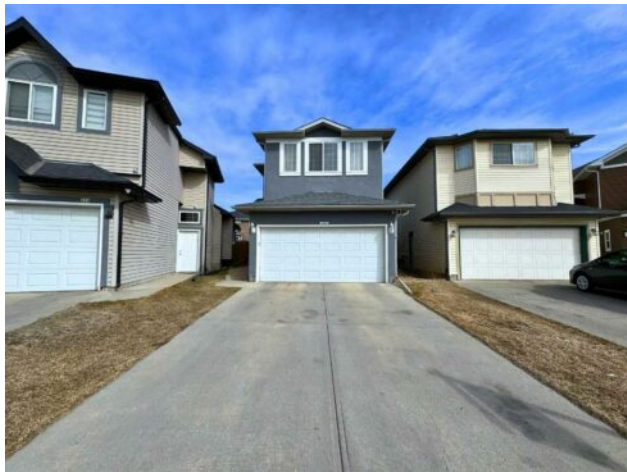


**GRASSROOTS**  
REALTY GROUP

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**216 Tarawood Place NE**  
**Calgary, Alberta**

**MLS # A2229408**



**\$649,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,568 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front, On Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** Basement Appliances

**\*\*Open House Sunday June 22nd from 11AM -3PM\*\* Move-In Ready | Spacious Family Home | 4 Beds | 3.5 Baths | Open Floor Plan | Large Windows | Recessed Lighting | Quartz Countertops Throughout | Stainless Steel Appliances | Full Height Cabinets | Pantry | Main Level Laundry | Upper Level Family Room | 1 Bedroom Basement Suite(illegal) | Separate Side Entry | Spacious Rec Room | Large Fully Fenced Backyard | Front Double Attached Garage | Driveway | Rear Paved Lane | Steps Away From the CBE Taradale School & Our Lady Fatima School. Welcome home to your 2-storey family home boasting 1,568SqFt throughout the main and upper levels with an additional 592SqFt in the basement suite(illegal). The front door opens to a tiled foyer with closet storage. The main level is spacious with a great living space and open floor plan. The kitchen is outfitted with quartz countertops, full height gloss finished cabinets, stainless steel appliances, dual basin sink and a corner pantry for dry goods storage. The kitchen island is a great place to enjoy small meals and socialize while you cook! The dining room is well lit with natural light as it's paired with a large North facing window. The living room has a gas fireplace adding to the comfortable ambiance of the space. The main level is complete with 2pc bath and laundry room! Upstairs holds 3 bedrooms, 2 full bathrooms and a family room. The primary retreat has a walk-in closet and private 4pc ensuite. The ensuite has an extended vanity with a quartz countertop and storage below. Bedrooms 2 & 3 on this level are both sizeable and share the main 4pc bath with a tub/shower combo. The family room is a bonus to your living space; use this room as a home office, kids playroom or even for overnight guests. Downstairs, the 1 bedroom basement suite(illegal) has a separate side entry for functionality. The basement has a great**

rec room which can act as both the living and dining space. The dedicated kitchen is great and has plenty of cabinet storage. The basement bedroom is sizeable with closet space. The 4pc bath has a tub/shower combo and single vanity. The basement has storage under the stairs. Outside, this home has a fully fenced backyard perfect for hours of outdoor entertainment in the summer months! The front attached double garage and driveway allot for 4 vehicles to be parked at any time plus street parking is readily available too. This home is nestled in the heart of Taradale; 1 block from the CBE Taradale School, park, walking paths and Our Lady of Fatima School. Hurry and book a showing at this incredible family home today!