



GRASSROOTS
REALTY GROUP

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44 Taraglen Place NE
Calgary, Alberta

MLS # A2232510



\$499,900

Division:	Taradale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	913 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings		

Inclusions: N/A

Located on a fantastic cul-de-sac, this spacious 4-level split is the perfect match for a growing family looking for comfort, space, and future potential. Step into a bright and airy living room with a large bay window and vaulted ceilings that create an open, welcoming feel. The kitchen offers plenty of cabinet space and flows seamlessly into the dining area—ideal for busy mornings and family dinners. Upstairs, you’ll find three well-sized bedrooms, giving everyone their own space to unwind. The fully finished third level is a standout feature, offering a massive family room with a cozy gas fireplace and a full bathroom—perfect for weekend movie nights, a playroom, or guest space. Outside, the home sits on a rare pie-shaped lot with a backyard that feels more like a private park. Whether you’re dreaming of garden space, a play structure, or building a garage (there’s paved lane access), the possibilities here are wide open. A solid family home in a quiet, established location—with room to live, grow, and make it your own.