



GRASSROOTS
REALTY GROUP

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**1304, 111 Tarawood Lane NE
Calgary, Alberta**

MLS # A2237058



\$379,900

Division:	Taradale		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,137 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 350
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks, Storage		

Inclusions: NA

Welcome home to this exceptional property in the heart of family-friendly Taradale! With over 1600 sq ft of finished living space (1137 sq ft above grade + 519 sq ft developed basement), this home stands out with its 3 bedrooms plus a versatile den and 3 full bathrooms, ensuring comfort and convenience for everyone. Step inside to a bright, open-concept main floor featuring impressive 8-foot ceilings. The kitchen is a highlight, showcasing sleek, glossy black tile flooring, elegant maple cabinets, stainless steel appliances, and abundant counter space. The upper level hosts two generously sized bedrooms and a modern 4-piece bathroom. Downstairs, the fully developed basement offers even more living area with a third bedroom, a secluded den/home office, a spacious rec room, and another full bathroom complete with a walk-in tiled shower. A dedicated laundry area, featuring a brand-new washer and dryer, along with extra storage, adds to the functionality. Outside, a private, south-facing deck is ideal for entertaining, and a charming covered front porch welcomes you home. Residents will appreciate the on-site playground and convenient visitor parking. Location is key, and this home delivers! It's just one block to the Saddletowne C-Train and an easy walk to schools, the YMCA, shops, groceries, restaurants, and medical services. Enjoy quick access to Stoney Trail and Metis Trail, plus established walking and biking paths on a quiet street. Immediate possession is an option with 30 days' notice required for the current basement occupant. Don't miss this opportunity to own a home with all the space, style, and location your family desires!