



**GRASSROOTS**  
REALTY GROUP

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**6102, 111 Tarawood Lane NE  
Calgary, Alberta**

**MLS # A2240599**



**\$345,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 310
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** NA

Location, Location, Location&hellip;!!! Welcome to this beautiful and affordable gem just minutes away from MEGHA SANJHA PUNJAB, CHALO FRESCO, DRUGMART, YMCA GENESIS CENTRE, and the highly convenient SADDLETOWNE BUS & TRAIN STATION &mdash; all within a quick 3-minute drive! With THREE parks within 1 km and all levels of schooling (Elementary, Junior High, and High School) just around the corner, this location is perfect for families and commuters alike. Step inside to a bright and airy living room filled with natural sunlight, creating a warm and inviting atmosphere. Your assigned parking stall is right at your front door &mdash; super convenient for everyday errands! The open-concept layout flows into a well-laid-out kitchen that features a large window overlooking the backyard, plus ample counter space for all your cooking adventures. Enjoy sunny backyard with a clean concrete pad &mdash; ideal for BBQs, relaxing, or a little gardening. Upstairs, the spacious primary bedroom comes complete with a walk-in closet and oversized second bedroom &mdash; with two windows. 1 full bathroom , perfect for guests or growing families. The unfinished basement with a big bright window and 3 piece bathroom rough ins is your blank canvas, ready to be transformed into a rec room, home gym, or extra living space. This well-kept and well-priced home is an incredible opportunity for first-time buyers or investors &mdash; don&rsquo;t wait, book your private showing today before it&rsquo;s gone!