



**GRASSROOTS**  
REALTY GROUP

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**50 Taraglen Road NE**  
**Calgary, Alberta**

**MLS # A2244199**



**\$469,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,052 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Off Street, Parking Pad, Rear Drive		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Soaking Tub, Storage, Vinyl Windows		
<b>Inclusions:</b>	Storage Shed		

Beautiful Taradale! This home is located on a quiet family friendly street close to shopping, schools, Leisure Centre, parks, Mosques, airport access and more! Lovingly maintained with updated bathrooms, hot water tank, furnace, appliances, flooring, light fixtures, doors and trim. Great floorplan offers open space flooded with natural sunlight. The spacious kitchen features loads of white cabinets, newer appliances, a roomy dining area and access to the back deck for BBQ's! The front Great room is perfect for accommodating your furniture to create a space your family will gather in & enjoy. Upstairs offers 3 bedrooms and a full, modern bathroom. The basement has been developed adding a family room, bedroom, 3-piece bathroom, laundry room with utility tub & the furnace room with storage space. Enjoy multi-season relaxation on the back deck which is covered & enclosed with screens to enjoy extended outdoor time without all the bugs! Kids can play in the yard and the cars are safely parked on the off-street parking pad. Room to build a future garage if wanted. This home at this price offers tremendous value!