



GRASSROOTS
REALTY GROUP

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4202, 111 Tarawood Lane NE
Calgary, Alberta

MLS # A2249577



\$345,000

Division:	Taradale		
Type:	Residential/Five Plus		
Style:	2 Storey, Attached-Side by Side		
Size:	1,154 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 310
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: None

Welcome to #4202 111 Tarawood Lane NE, a bright and spacious townhome nestled in the heart of family-friendly Taradale. This well-cared-for 3-bedroom, 2-bathroom bareland condo offers a smart and functional layout across three levels, with everyday comfort and thoughtful design in mind. Parking is convenient with your own assigned parking pad right out front, plus visitor parking available for guests. Step inside to an inviting main floor where high ceilings and vinyl plank flooring set a modern tone. The open concept living area is filled with natural light and is connected to a stylish kitchen equipped with stainless steel appliances, quartz countertops, and a convenient breakfast bar framed by pendant lighting. A dedicated dining area and a 2-piece powder room complete the main level. Upstairs, you'll find three well-proportioned bedrooms, including a spacious primary retreat featuring a walk-in closet with built-in organizers. The 4-piece bathroom offers a soaking tub which is perfect for unwinding after a long day. The finished basement expands your living space with a cozy recreation room, a dedicated laundry area, and a utility room for extra storage. Whether you're entertaining or relaxing, this lower level is a great bonus. From the dining room, step outside to enjoy the sunny, south-facing backyard with a patio. It's the perfect spot for summer grilling or soaking up the sun. Taradale is a well-established community known for its family-friendly atmosphere, schools, parks, and walking paths. You're also close to shopping, medical clinics, the Genesis Centre, and excellent public transit including the nearby LRT station. This neighborhood offers a strong sense of community and great access to everyday amenities. This is a fantastic opportunity to own in a vibrant and well-connected community. Book your showing today and see if

this is the one you've been waiting for!