



GRASSROOTS
REALTY GROUP

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197 Tarawood Place NE
Calgary, Alberta

MLS # A2249625



\$729,990

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,940 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: Basement Refrigerator, basement Range hood, Basement Electric range

Welcome to this meticulously maintained home, proudly offered for the very first time by its original owners! Nestled in a quiet cul-de-sac in Taradale, this beautiful property sits on a rare 4,176 sqft corner lot, offering exceptional outdoor space and endless possibilities—host family gatherings, park your RV or trailer, and enjoy the convenience of ample parking thanks to the corner location and back lane access. Step inside through the elegant double front doors into a bright and inviting living room, filled with natural light from oversized windows and enhanced by high ceilings. The chef-inspired kitchen features modern appliances and abundant cabinetry, while the adjoining dining area opens onto a beautiful sunroom—perfect for year-round enjoyment and entertaining. A convenient side walkway also provides direct access to Taradale Road and nearby bus stops for easy commuting. Upstairs, you’ll find a spacious bonus room with large windows and versatile use. The primary bedroom features a 4-piece ensuite and walk-in closet, while two additional bedrooms share a second 4-piece bathroom. This level offers comfort, privacy, and functional space for the whole family. The fully developed basement includes a separate side entrance, an additional bedroom, full bathroom, second kitchen, and a cozy living area—ideal for extended family, guests, or rental potential. Pride of ownership shines throughout this smoke-free, pet-free home, with numerous upgrades over the years, including exterior stucco, the sunroom, and a beautiful patio. Whether you’re looking for space, privacy, or investment potential, this home truly checks all the boxes. With the original owners now upgrading, this is your opportunity to own a rare gem in Taradale!

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