



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4501, 111 Tarawood Lane NE
Calgary, Alberta

MLS # A2257688



\$349,990

Division:	Taradale		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,049 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Parking Pad		
Lot Size:	0.04 Acre		
Lot Feat:	Front Yard, Landscaped, Level, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 310
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/a

This bright and well-kept end-unit townhome offers extra side windows for natural light and a spacious raised deck. The main floor features laminate flooring, soaring 9' ceilings, a large front living room, a modern kitchen with a raised breakfast bar, a dining area by the window, and a convenient half bath. Upstairs, you'll find two large bedrooms, each with its own ensuite bathroom ideal for or a guest suite. Updated with new stainless steel appliances and additional upgrades throughout, this home is move-in ready. The partially developed basement includes large windows, a washer & dryer, plenty of storage space, and room for a home gym. Mechanical updates include a furnace with humidifier and a newer hot water tank. The seller is even willing to leave some furniture behind! With a parking pad right at your front door, this home makes an excellent and affordable starter option. Don't wait—call your realtor today before it's gone!