



GRASSROOTS
REALTY GROUP

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

12 Taraglen Road NE
Calgary, Alberta

MLS # A2259192



\$545,000

Division:	Taradale		
Type:	Residential/House		
Style:	Bungalow		
Size:	963 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters		

Inclusions: INCLUDED: fridge (1-kitchen+1-basement), electric stove, built in dishwasher, hood fan, washer/dryer, window coverings, cabinets in living room, TV wall mounts (3)

Welcome to 12 Taraglen Road NE! This charming bungalow blends comfort, style, and functionality—making it truly move-in ready. From the moment you step through the front gate, you’ll notice the welcoming, peaceful vibe and pride of ownership in the property. Inside, the living room offers plenty of space to relax, whether that’s gathering with family for movie night or curling up with a good book in the quaint window seat. The updated kitchen is a highlight, featuring stainless steel appliances, granite counters, and an abundance of bright white cabinetry. Just off the kitchen, the dining area is both stylish and practical with built-in bench seating. Three bedrooms and a beautifully renovated bathroom with dual vanity complete the main floor. The fully finished lower level is a true bonus, designed for everyday living and entertaining. There’s a spacious rec room, a den/home office, a workout nook, and even a wet bar—ideal for game nights or casual gatherings. A 3 piece bathroom and dedicated laundry room add convenience. Outdoors, the fully fenced yard (front and back) provides plenty of room for kids, pets, or summer barbecues. A storage shed is included to keep your yard equipment organized. 12 Taraglen Road NE is ready to welcome you home. Come see for yourself—you won’t be disappointed.