



**GRASSROOTS**  
REALTY GROUP

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1304, 111 Tarawood Lane  
Calgary, Alberta

MLS # A2262193



**\$336,000**

Division:	Taradale		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,137 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks, Storage		

Inclusions: N/A

FULLY FINISHED BASEMENT WITH Games/Rec Room and Room + Additional Space for storage or can be used as a room or small office! Welcome home to this exceptional property in the heart of family-friendly Taradale! This standout home boasts over 1600 sq ft of finished living space, including a completely developed basement featuring a third bedroom and versatile den/home office - giving you 4 total rooms plus a spacious rec room downstairs. With 3 bedrooms plus den and 3 full bathrooms (1137 sq ft above grade + 519 sq ft developed basement), this home ensures comfort and convenience for everyone. The fully finished lower level transforms your living experience with a private bedroom, dedicated home office/den space, entertainment-ready rec room, and full bathroom with walk-in tiled shower. Step inside to a bright, open-concept main floor featuring impressive 8-foot ceilings. The kitchen is a highlight, showcasing sleek, glossy black tile flooring, elegant maple cabinets, stainless steel appliances, and abundant counter space. The upper level hosts two generously sized bedrooms and a modern 4-piece bathroom. The basement level's thoughtful layout maximizes every square foot with the third bedroom, secluded den perfect for working from home, and generous rec room for family entertainment. A dedicated laundry area features brand-new washer and dryer, plus extra storage for ultimate functionality. Outside, a private, south-facing deck is ideal for entertaining, and a charming covered front porch welcomes you home. Residents will appreciate the on-site playground and convenient visitor parking. Location is key, and this home delivers! Just one block to the Saddletowne C-Train and an easy walk to schools, the YMCA, shops, groceries, restaurants, and medical services. Enjoy quick access to Stoney Trail and Metis Trail, plus established walking

and biking paths on this quiet street. Immediate possession available Don't miss this opportunity to own a home with all the space, style, and location your family desires! Walk through listing: <https://shorturl.at/UQ3DF>