



GRASSROOTS
REALTY GROUP

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

8 Tarawood Grove NE Calgary, Alberta

MLS # A2264546



\$699,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,962 sq.ft.	Age:	2004 (21 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, RV Access/Parking, RV Gated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot		

Heating:	Combination, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

Inclusions: Lockers (Garage), Cabinets (Garage), Electric Fireplace, White Dresser (Upstairs)

****OPEN HOUSE SATURDAY OCT 18: 1-4PM/ SUNDAY OCT 19: 2-5PM**** Welcome to 8 Tarawood Grove NE - a spacious two-story home sitting on a large 3,982 sq.ft. corner lot! Offered for the first time by the original owners, this property boasts exceptional outdoor space, ample parking, and endless possibilities, perfect for family gatherings, RV or trailer parking, and back lane access. With over 2,500 sq.ft. of living space, this home is designed for comfort and functionality. Step inside to a bright and inviting main floor featuring newly installed Moroccan tile that flows from the front entry through to the living area. The modern kitchen showcases granite countertops, newer appliances, a Moroccan tile backsplash, and plenty of cabinetry, along with a separate dining area and a full bathroom. Natural light fills the space, creating a warm and welcoming atmosphere throughout. Upstairs, you'll find a large primary suite with vaulted ceilings, an open ensuite, and a spacious walk-in closet. Three additional well-sized bedrooms and a full four-piece bathroom complete the upper level, offering plenty of space for family or guests. The fully finished basement provides incredible flexibility with an illegal suite, rough-in for a kitchenette, separate entrance, two bedrooms, a full bath, separate laundry, and generous storage, ideal for extended family or guests. Outside, enjoy the oversize backyard, perfect for summer barbecues and get-togethers. Located in the vibrant community of Taradale, this home is steps from Taradale School (CBE), close to public transit, the Genesis Centre, and convenient shopping at Chalo FreshCo. *Recent upgrades: New roof 2025/siding 2024/ HWT 2021/ Windows 2023/ Added main floor washroom*