



GRASSROOTS
REALTY GROUP

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44 Taraglen Place NE
Calgary, Alberta

MLS # A2279429



\$489,900

Division:	Taradale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	913 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings		

Inclusions: N/A

****OPEN HOUSE - Sat Jan 17 (1-3pm)****Situated on a cul-de-sac, this spacious 4-level split offers a practical layout with plenty of room for a growing family. Inside, the bright living room is highlighted by vaulted ceilings and a large bay window that brings in an abundance of natural light. The kitchen provides ample cabinet space and connects easily to the dining area, creating a functional setup for everyday meals and family gatherings. Upstairs, three well-sized bedrooms offer comfortable, private spaces for everyone. The fully finished third level adds valuable living space, featuring a large family room with a gas fireplace and a full bathroom. This flexible area is well suited for movie nights, a playroom, or guest accommodation. Outside, the 50-foot-wide pie-shaped lot opens up to a wide backyard with plenty of room to enjoy and improve over time. With paved lane access, there's potential for future garage development, along with space for gardening or outdoor play. A solid family home with a flexible layout, generous outdoor space, and plenty of opportunity to make it your own.