



GRASSROOTS
REALTY GROUP

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12 Taraglen Road NE
Calgary, Alberta

MLS # A2283475



\$480,000

Division:	Taradale		
Type:	Residential/House		
Style:	Bungalow		
Size:	963 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
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:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters		

Inclusions: 2 fridges (kitchen+basement), electric stove, built in dishwasher, hood fan, washer/dryer, window covers, cabinets in living room, 3-TV wall mounts

This thoughtfully updated bungalow offers an ideal balance of comfort, functionality, and flexible living—perfect for today’s modern household. From the moment you enter through the front gate, the home feels calm, welcoming, and well cared for. The main living area is spacious and adaptable, offering room to gather, unwind, or enjoy quiet moments in the charming window seat. The kitchen is both stylish and highly practical, featuring stainless steel appliances, granite countertops, and generous cabinetry—designed with everyday cooking and entertaining in mind. The adjacent dining area includes built-in bench seating, creating a warm and efficient space for shared meals. Three well-sized bedrooms and a beautifully renovated bathroom with dual sinks complete the main level. The fully finished lower level significantly expands the home’s versatility. With a large recreation space, a separate den or home office, a dedicated workout nook, and a wet bar, this level is well suited for entertaining, extended family use, or creating distinct zones for work and leisure. A 3-piece bathroom and separate laundry room add everyday convenience. Outside, the fenced front and back yards provide privacy and space for children, pets, or outdoor gatherings, while a storage shed keeps seasonal items neatly organized. Move-in ready and designed to adapt to a variety of living arrangements, this home offers comfort, space, and flexibility in a well-established neighborhood. Come see the potential for yourself!