



**12 Taraglen Road NE  
Calgary, Alberta**

**MLS # A2283475**



**\$480,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	963 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!