



**GRASSROOTS**  
REALTY GROUP

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

**3505, 111 Tarawood Lane NE  
Calgary, Alberta**

**MLS # A2284262**



**\$359,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,151 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Low Maintenance Landscape, Rectangular Lot, Street		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 310

**LLD:** -

**Zoning:** M-1 d75

**Utilities:** -

**Inclusions:** N/A

Feel at home in this incredibly well cared for 3 bedrooms, 2 Storey End Unit Townhome with a private parking stall in front of the house. Nestled on a very well managed complex close to major roadways, school, parks and playgrounds, shopping, public transportations & within few minutes walk to LRT and several bus stops/routes and other numerous amenities nearby. It boasts a newer shiny vinyl plank floorings, as you walk in, you'll see an enormous open floor plan concept consisting of the living room with bright windows. It has a sufficient dining area, an adequate kitchen, furnished with practical appliances, a half lavatory with a back door leading to the ground deck for warm days relaxation and maybe BBQ's too. On the upper level has the big masters bedroom with a generous walk-in closet the other 2 roomy bedrooms and a full washroom. The basement has the laundry area and can be your temporary giant storage space awaiting your creativity and finishing touches. Overall, a very solid well-maintained home for you to enjoy, come see and submit an offer today and make this your home sweet home!