



**59 Taraglen Court NE
Calgary, Alberta**

MLS # A2296094



\$500,000

Division:	Taradale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	909 sq.ft.	Age:	1984 (42 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), No Animal Home		

Inclusions: Backyard Shed

WELCOME TO YOUR NEW HOME! Situated on a quiet corner lot at the entrance of a cul-de-sac, this beautifully maintained 4-level split offers the perfect blend of functionality, style, and outdoor living — all nestled in the established community of Taradale. Step inside to a bright, open-concept main floor where vaulted ceilings and large windows flood the space with natural light, creating a warm and inviting atmosphere perfect for both everyday living and entertaining. The thoughtfully designed kitchen offers ample prep space and an extended dining area, making it perfect for everything from busy mornings to weekend gatherings. The upper level features a spacious primary bedroom, two additional bedrooms, and a full bathroom — ideal for families or those needing extra space. On the lower level, a cozy wood-burning fireplace anchors a second living area, providing the perfect spot to unwind. The basement remains undeveloped, offering endless potential — whether you envision a rec room, home theatre, gym, or additional storage space. Step outside to your private backyard retreat, complete with a double detached garage and a storage shed — perfect for all your seasonal needs. Additional highlights include a brand new furnace, giving you peace of mind for years to come. Located just steps from walking paths, schools, parks, and everyday amenities, this home offers unbeatable convenience while maintaining a strong sense of community. Don't miss your opportunity — book your private showing today!