



**131 Tarawood Grove  
Calgary, Alberta**

**MLS # A2143726**



**\$699,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,796 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** REFRIGERATOR, DISHWASHER, HOOD FAN, WASHER, STOVE, DRYER, GARAGE CONTROLS, GARAGE REMOTE

Welcome to this beautiful 2 Storey house nestled in the community of Taradale. This family home boasts over 1795 SqFt throughout the main and upper levels with an additional 615 SqFt in the finished basement. **\*\*Upgraded new in 2022 Stucco, smart boards gutters, garage and roof all changed and made new \*\*** Open the front door to a foyer with closet storage leading to the main level that has a great open floor plan made for entertaining friends and family. The kitchen is finished with plenty of cabinet storage, stainless steel appliances, a corner pantry and a large centre island. The dining room overlooks the new deck railing and glass on deck into your own backyard oasis for those perfect summer nights . The family room features a gas fireplace. The main level is complete with a laundry room coming off the interior garage door and a 2pc bathroom. Upstairs features 3 bedrooms, 2 bathrooms and a loft space. The primary bedroom is expansive with an incredible amount of room a walk-in closet and private 4pc ensuite bathroom. The upper level loft/family room has been renovated to have a sink and bar top style and glass covering against railing entrance, perfect for a small office space or your business. Downstairs is a finished basement with even more living space! The basement is perfect for overnight guests as there is a full size bedroom and a 4pc bathroom on this lower level. The rec room is also a bonus on this level, perfect for entertaining. Close to shopping and amenities! Hurry and book a showing at your new home today!