



**28 Tarawood Grove NE
Calgary, Alberta**

MLS # A2155671



\$669,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,618 sq.ft.	Age:	2003 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows		

Inclusions: N/A

Beauty Awaits!! This Bright and immaculate non smoking 2 storey house with over 2,000sqft of living space, located within Taradale waits. The main floor has a Living Room with a Gas fireplace, Kitchen & Dining Room, that leads out to a deck and fenced off yard. A 2 pc bath & laundry room completes the level. The upstairs has a Pristine Bonus room, 3 bedrooms and 2 full baths. Which includes the Master Ensuite. The basement has a single Room, 3 piece Bath, and a flex space which can be used to make the space your own. Complete with a Central A/C still under a 10 year warranty . Both Taradale Elementary & Nelson Mandela High School at a walking distance. Walking distance to Saddletowne Train Station & Multiple Bus Stops for easy transportation to nearby Shopping Centers. Note: Elderly Woman is living in the Basement suite with Limited mobility, and will be in the house during Showing. There was recent damage to the exterior of the home, Homeowner has already claimed & will be getting it fixed before the sale.