



**51 Tarawood Grove NE**  
**Calgary, Alberta**

**MLS # A2159957**



**\$629,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,438 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 Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** NONE

You will be impressed when you enter this well maintained home. Perfect place to have a look. Basement with illegal suite with separate entrance. Basement with kitchen, living room and separate laundry. Natural light and layout of home is perfect for a single family. The main floor incorporates a welcoming living room with granite countertops in the kitchen area, powder room and a spacious dining room with large windows for the kitchen. Tile backsplash and hardwood floor with breakfast bar with seating for 3. The second floor comes with 2 bedrooms, a full 3 piece bathroom and a master bedroom with walk-in closet and ensuite bathroom. Additional upgrades include recently installed vinyl siding and shingles. Detached heated double garage with back lane. New separate laundry room upstairs. Steps away from the nearby school, genesis center, shopping center, clinic and most importantly transit and C-Train. This property is perfect for first time home buyer or investment purpose.