



GRASSROOTS
REALTY GROUP

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

**503, 111 Tarawood Lane NE
Calgary, Alberta**

MLS # A2205363



\$409,999

Division:	Taradale		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,143 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 310
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Walk-In Closet(s)		

Inclusions: n/a

Prime Location! Stylish & Spacious Townhouse Near C-Train & Major Routes Welcome to this beautifully designed two-story townhouse, ideally located just minutes from the C-Train, McKnight Blvd, and Stoney Trail. Enjoy the convenience of nearby amenities while living in a vibrant, family-friendly community. Step inside to an inviting open-concept main floor, where the spacious living room seamlessly connects to the kitchen and dining area. The modern kitchen features abundant cabinetry, sleek black appliances, and an L-shaped island with a raised eating bar—perfect for casual dining or entertaining. Stylish laminate flooring adds warmth and elegance throughout. The bright dining nook offers plenty of space for a large table and leads to a private concrete patio, ideal for morning coffee or summer BBQs. A convenient half bath completes the main floor. Upstairs, you’ll find three generously sized bedrooms, including a spacious primary suite with a walk-in closet and a three-piece ensuite. A full four-piece bath and a large linen closet add extra functionality. The fully finished basement provides even more living space, featuring a large bedroom that can double as a rec room, a modern bathroom, a laundry area, and a versatile den—perfect for a home office, gym, or additional storage. Adding to its appeal, this unit is directly across from a park and play area, making it a fantastic home for families. Visitor parking is conveniently located on both sides of the unit for easy guest access.