



GRASSROOTS
REALTY GROUP

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101 Taradale Drive NE
Calgary, Alberta

MLS # A2211109



\$469,900

Division:	Taradale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	969 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Garage Door Opener, Garage Faces Rear, 1		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Storage, Vaulted Ceiling(s)		

Inclusions: Window Air Conditioner and Hot Tub

NEW PRICE, SELLER IS MOTIVATED - Welcome to this awesome, QUICK POSSESSION 4-level split home with 4 bedrooms and 2.5 bathrooms—perfect for a growing family! When you walk in, you'll find a cozy living room and a BRIGHT KITCHEN THAT WAS RENOVATED ABOUT 5 YEARS AGO with GRANITE countertops, plus a SUNNY NOOK for casual meals. Head upstairs to find the primary bedroom (with a WINDOW A/C), a second bedroom, and a full 4-piece bathroom. The lower level boasts a big family room, the third bedroom, and another full bathroom with TONS OF NATURAL LIGHT from the large windows. The lowest level is super versatile—it can be a huge fourth bedroom or a great rec room. There’s also a 2-piece bathroom and a laundry room on this level. Outside, love the STUCCO EXTERIOR, side deck with a working HOT TUB, a back patio, and a firepit—all set on fresh concrete. Great for hanging out and entertaining! The windows and doors were replaced within the last 10 years, and the roof is only 4 years old. You also get NEW FENCE and a SINGLE DETACHED GARAGE and COVERED STORAGE. Close to schools and it's on a CITY BUS ROUTE. Tons of space and flexibility—come check it out today!