

**67 Taraglen Road NE**  
**Calgary, Alberta**

**MLS # A2214709**



**\$544,999**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,228 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, Oversized		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<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, Wood Siding	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, Storage		

**Inclusions:** N/A

Discover the perfect blend of comfort, convenience, and investment potential in this 4-bedroom home nestled in the sought-after community of Taradale. This home offers easy access to Stoney Trail, walking to schools, shopping, coffee shops, walking paths, and parks. Only a few minutes' drive to the C-train station, this neighborhood is ideal for families, professionals, and savvy investors alike. An excellent starter home features a beautiful layout. The open-concept layout creates a welcoming atmosphere, a spacious living area, an upgraded spacious kitchen with granite countertops, and new vinyl plank flooring with fresh interior paint, fresh painted doors, and trims. The north-facing bay window enhances natural lighting and improves ventilation. Great value in this 4-bedroom, 2.5-bath, fully developed 2-storey with an oversized double garage with additional wall-mounted wood shelving. It comes at 1227 sq ft above grade and approximately another 550 sq ft in the basement, fully developed with a large family room, 3 pc bath, and a bedroom/ office. The upper floor has 3 generous bedrooms, ensuring everyone has their own space. The master bedroom has a walk-in closet, a jack and jill entrance to the four-piece main bath. Outside, the yard is fully fenced, with low-maintenance landscaping, a large patio, and beautiful southern exposure backing onto the playground. Whether you are looking for your first home, a forever home, or a great investment property, this one checks all the boxes. Don't miss out & schedule your showing today!