

1304, 111 Tarawood Lane
Calgary, Alberta

MLS # A2262193



\$336,000

| | | | |
|------------------|-----------------------|---------------|-------------------|
| Division: | Taradale | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,137 sq.ft. | Age: | 2003 (22 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Stall | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Back Yard, Landscaped | | |

| | | | |
|--------------------|--------------------------------------|-------------------|---------|
| Heating: | Central | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 350 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-1 d75 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan, See Remarks, Storage | | |

Inclusions: N/A

Welcome home to this well-maintained property in the family-friendly community of Taradale. This home offers over 1,600 sq ft of finished living space, including a fully developed basement with a third bedroom, versatile den that can serve as a home office, additional storage space, and a spacious rec room—providing 4 total rooms downstairs. With 3 bedrooms plus den and 3 full bathrooms (one on every level), plus 1,137 sq ft above grade and 519 sq ft in the developed basement, it supports comfortable living for families. The main floor features an open-concept layout and 8-foot ceilings. The kitchen includes glossy black tile flooring, maple cabinets, stainless steel appliances, and ample counter space. Carpet covers the other living areas. The upper level has two large bedrooms and a 4-piece bathroom. The fully finished basement includes the third bedroom, den, rec room, and full bathroom with a walk-in tiled shower. A dedicated laundry area in the basement has a brand-new washer and dryer, plus extra storage. Outside, enjoy a private south-facing deck and a covered front porch. The property includes an on-site playground and visitor parking. Located just one block from the Saddletowne C-Train, it's an easy walk to schools, the YMCA, shops, groceries, restaurants, and medical services. Quick access to Stoney Trail and Metis Trail, plus walking and biking paths on this quiet street. The neighborhood is close to the Dashmesh Culture Centre. Immediate possession available. This home offers space, functionality, and a prime location—contact your favorite Realtor to view it today. Virtual Tour Link: <https://shorturl.at/UQ3DF>