



**44 Taraglen Place NE**  
**Calgary, Alberta**

**MLS # A2279429**



**\$489,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	913 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Pie Shaped Lot		

<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings		

**Inclusions:** N/A

Situated on a cul-de-sac, this spacious 4-level split offers a practical layout with plenty of room for a growing family. Inside, the bright living room is highlighted by vaulted ceilings and a large bay window that brings in an abundance of natural light. The kitchen provides ample cabinet space and connects easily to the dining area, creating a functional setup for everyday meals and family gatherings. Upstairs, three well-sized bedrooms offer comfortable, private spaces for everyone. The fully finished third level adds valuable living space, featuring a large family room with a gas fireplace and a full bathroom. This flexible area is well suited for movie nights, a playroom, or guest accommodation. Outside, the 50-foot-wide pie-shaped lot opens up to a wide backyard with plenty of room to enjoy and improve over time. With paved lane access, there's potential for future garage development, along with space for gardening or outdoor play. A solid family home with a flexible layout, generous outdoor space, and plenty of opportunity to make it your own.