



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**111 Tarawood Road NE  
Calgary, Alberta**

**MLS # A2307485**

**\$574,999**



<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,369 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Kitchen Island, Laminate Counters		

**Inclusions:** n/a

Pride of Ownership &ndash; Clean and well-maintained home 3 Bedrooms | 2.5 Bathrooms Finished illegal basement suite with 2 bedrooms, 1 full bath, kitchen & separate entrance Oversized corner garage with extra parking space at the back Amazing location &ndash; Walking distance to schools Major upgrades: Roof (2020) Most windows replaced (2020) New siding (2020) Beautiful curb appeal with brick architectural features and bay windows Bright open-concept layout with spacious foyer Cozy living room with elegant gas fireplace Spacious kitchen with: Centre island Walk-in pantry Ample cabinet & counter space Upgraded oak package Convenient main floor 2-piece powder room Oak spindle staircase leading to upper floor Generous-sized bedrooms Primary bedroom with 3-piece ensuite Bay window in second bedroom adds extra natural light Excellent opportunity for extended family or potential rental income Act fast &mdash; this one won&rsquo;t last long!