



GRASSROOTS
REALTY GROUP

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4605, 111 Tarawood Lane NE
Calgary, Alberta

MLS # A2309268



\$349,999

Division:	Taradale		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,172 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Stall		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard, Corner Lot, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 310
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		

Inclusions: n/a

End Unit Townhome | Move-In Ready | Family Friendly Neighbourhood | Parking Stall | 2-Large Primary Bedrooms | 2-Full Bathrooms | 2-Half Bathrooms | Open Floor Plan | Breakfast Bar in Kitchen | Finished Basement | Rec Room | Basement Laundry | Built-in Shelving | Storage. Welcome to this spacious and well maintained 2-storey townhome with a finished basement boasting a total of 1683 SqFt throughout all 3 levels. The front door opens to a foyer with closet storage and views of the open floor plan main level. The living room is framed with windows that fill the space with natural light. The open floor plan living room and kitchen make it a great space to entertain friends. The kitchen is outfitted with a raised breakfast bar, laminate countertops, ample cupboard storage and black appliances. Just on the other side of the kitchen is the dining room has a door that leads to the backyard making indoor/outdoor living easy. The main level is complete with a 2pc bathroom. Upstairs holds 2 primary bedrooms each with an ensuite bathroom. The 1st primary bedroom is expansive with plenty of space for a large king size furniture set or even a bed & crib. This primary has a 4pc ensuite bathroom with a tub/shower combo and a good size closet. The 2nd primary has a walk-in closet and 3pc ensuite bathroom with a walk-in shower. Downstairs, the finished basement has a large open space rec room great for an evening unwind or a space for overnight guests. The basement holds the washer/dryer set tucked into a hall closet not to take up any living space. This lower level has plenty of storage and has a 2pc bathroom. This home is located in a family friendly complex and is a minutes walk to all shopping, transit and parks and playgrounds. Hurry and book a showing at this incredible home today!

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