



GRASSROOTS
REALTY GROUP

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2102, 111 Tarawood Lane NE
Calgary, Alberta

MLS # A2318139



\$319,888

Division:	Taradale		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,129 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Bright, well maintained 2 Story home featuring 4 bedrooms and 2.5 bathrooms across three fully finished levels. The main floor layout includes a spacious living room, a functional U shaped kitchen with a dedicated dining area, and a 2 piece powder room. The upper level features a large primary bedroom, two additional well proportioned bedrooms, and a full 4 piece bathroom. The fully developed basement adds massive functional value, featuring a large 4th bedroom, a full 4 piece bathroom, a dedicated laundry area, and mechanical storage space. Outdoor features include a private, sunny, west facing rear patio. The complex provides ample visitor parking and an on site playground. Unbeatable location within walking distance to the local pond, schools, parks, transit, and all major retail and recreation amenities at Saddletowne Circle, the Genesis Centre, and the YMCA. Quick, convenient access to Stoney Trail, Deerfoot Trail, and the Calgary International Airport. Excellent turn key opportunity for growing families or real estate investors.