



GRASSROOTS
REALTY GROUP

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140 Tarawood Grove NE
Calgary, Alberta

MLS # A2329650



\$659,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,911 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows		

Inclusions:	N/A
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Welcome to this exceptional two-storey home offering outstanding space, functionality, and investment potential. This property features an attached heated double garage, along with a detached heated double garage located at the rear of the property. The home has been recently upgraded with brand-new vinyl siding and a newly replaced roof, providing both curb appeal and peace of mind.

Inside, you'll find a total of 6 bedrooms and 3.5 bathrooms. The upper level offers 4 spacious bedrooms, while the fully developed illegal basement suite features a separate entrance, 2 bedrooms. New countertop in Kitchen is additional upgrade. Laundry for basement is separate .

Ideally situated in the heart of Northeast Calgary, this home offers unmatched convenience with grocery stores, C-Train access, pharmacies, medical clinics, parks, banks, restaurants, schools, and YYC International Airport all located nearby. Whether you're searching for a spacious family home or a property with excellent income potential, this is an opportunity you won't want to miss. Schedule your private viewing today and discover everything this remarkable home has to offer. Pictures Virtually Enhanced.