



GRASSROOTS
REALTY GROUP

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125 Tarawood Place NE
Calgary, Alberta

MLS # A2330091



\$659,999

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,983 sq.ft.	Age:	2003 (23 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Pie Shaped Lot		

Heating:	Forced Air
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

Welcome to this BEAUTIFULLY UPGRADED 1,982 SQ.FT. DETACHED FRONT GARAGE HOME in the highly sought-after MATURE COMMUNITY OF TARADALE NE, perfectly situated on a MASSIVE 6,243 SQ.FT. PIE-SHAPED LOT! Offering 6 BEDROOMS, 4 FULL BATHROOMS and a 2-BEDROOM ILLEGAL BASEMENT SUITE WITH SEPARATE SIDE ENTRANCE, this home is an incredible opportunity for large families and investors alike. Step inside to a bright and functional main floor featuring TWO SPACIOUS LIVING ROOMS, a cozy GAS FIREPLACE, a dedicated dining area, and an UPGRADED KITCHEN complete with STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS, and ample cabinetry. A FULL BATHROOM and convenient MAIN FLOOR LAUNDRY complete this level. The upper floor offers 4 GENEROUSLY SIZED BEDROOMS and 2 FULL BATHROOMS. The spacious primary retreat features a luxurious 5-PIECE ENSUITE with DUAL SINKS, JET TUB, STANDING SHOWER, while QUARTZ COUNTERTOPS enhance all the bathrooms throughout the home. The FULLY FINISHED ILLEGAL BASEMENT SUITE is exceptionally bright thanks to its LARGE WINDOWS and includes 2 BEDROOMS, A FULL BATHROOM, KITCHEN, and a SEPARATE SIDE ENTRANCE, making it ideal for extended family or mortgage support. The true highlight of this property is the INCREDIBLE BACKYARD! Enjoy the HUGE PIE-SHAPED LOT featuring a LARGE COVERED DECK, FIRE PIT AREA, STORAGE SHED, GARDEN SPACE, and BACK ALLEY ACCESS—a rare outdoor oasis perfect for entertaining, relaxing, or family gatherings. Recent updates including FRESH PAINT, NEW CARPET, and NEW FLOORING make this home completely move-in ready. Location is everything! You're just MINUTES FROM

THREE SCHOOLS—Taradale School, Ted Harrison School, and Our Lady of Fatima School. Enjoy a short walk to shopping, Sanjha Punjab, Tim Hortons, restaurants, a gas station, medical clinics, parks, and ponds. Plus, you're only a 2-MINUTE DRIVE TO SADDLETOWNE CIRCLE AND THE C-TRAIN STATION, providing unbeatable convenience and connectivity. HOMES LIKE THIS RARELY COME TO MARKET! With its SIZE, LOCATION, HUGE LOT, ILLEGAL BASEMENT SUITE, AND EXTENSIVE UPGRADES, this is an opportunity you don't want to miss. BOOK YOUR PRIVATE SHOWING TODAY. HAPPY SHOWINGS!