

**82 Taraglen Road NE**  
**Calgary, Alberta**

**MLS # A2184658**



**\$574,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,260 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Lawn, Low Maintenance Landscape, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Refrigerator, Cook Top

ILLEGAL SUITE SEPARATE ENTRY! - RENOVATED! ALMOST 1800 SQFT LIVEABLE SPACE, 3 BEDS, 2 AND 2 HALF BATHS, 2 CAR GARAGE, BACK LANE/YARD - ELEGANTLY DESIGNED AND RENOVATED WITH MODERN DESIGN - This home is a perfect first time home, with a 2 CAR DETACHED GARAGE, BACK YARD/LANE and in a convenient location. The main floor has an OPEN CONCEPT living, dining and kitchen with all STAINLESS STEEL APPLIANCES and elegantly designed cabinetry. The upper level is complete with 3 beds and 1.5 baths, one if which is an ensuite. The ILLEGAL SUITE SEPARATE ENTRY BASEMENT has a large rec room, storage, laundry, a bar and a 3pc bathroom. This home is in a solid location with shops, schools WALKING PATHS AND A PARK close by.