

250 Tarawood Place NE
Calgary, Alberta

MLS # A2201029



\$749,920

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|------------------|--|---------------|-------------------|
| Division: | Taradale | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,815 sq.ft. | Age: | 2003 (22 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Alley Access, Double Garage Attached, Garage Door Opener, Rear Drive, RV | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Cul-De-Sac, Pie Shaped Lot | | |

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| Heating: | Central, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Suite | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance | | |

Inclusions: Basement Appliances: Refrigerator, Stove-Electric, Hood Fan, Washer & Dryer.

This stunning 2-story home with a legal basement suite offers exceptional living space and is perfect for those seeking a live-up, rent-down option. The main floor has been newly renovated, featuring updated flooring, carpets, and fresh paint. It includes a spacious living room, a versatile den, and a cozy great room with a fireplace. The kitchen is equipped with an island, and adjacent to it, you'll find the dining area, laundry, and a convenient half bathroom. Upstairs, the master bedroom comes complete with a private ensuite. Two additional well-sized bedrooms share a full bathroom. The legal basement suite boasts two bedrooms, a full kitchen, a living room, a full bathroom, separate entrance, and its own laundry — an ideal setup for rental income. Currently, the basement is tenant-occupied and will move out by the end of April. Additional features include a two-car attached garage and a prime location, just minutes away from Taradale School, playgrounds, shopping, Saddle Town Station, and Genesis Centre YMCA. Don't miss the chance to own this fantastic home!