

**197 Tarawood Place NE**  
**Calgary, Alberta**

**MLS # A2267619**



**\$679,990**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Taradale               |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,939 sq.ft.           | <b>Age:</b>   | 2003 (22 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 4                 |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.01 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Corner Lot  |               |                   |

|                    |                                                    |                   |     |
|--------------------|----------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                         | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Vinyl                                              | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                    | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                               | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stucco                                             | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                    | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Separate Entrance |                   |     |

**Inclusions:** n/a

Exquisite Taradale Home – First Time Offered by Original Owners! Welcome to this meticulously maintained residence, offered for the very first time by its original owners! Situated on a rare 4,176 sqft corner lot this home boasts exceptional outdoor space, ample parking, and endless possibilities perfect for family gatherings, RV or trailer parking, and back lane convenience. Step through elegant double front doors into a bright and inviting living room, illuminated by oversized windows and enhanced by soaring ceilings. The chef inspired kitchen features modern appliances, abundant cabinetry, and flows seamlessly into the dining area and sunroom ideal for year round entertaining. A side walkway provides direct access to Taradale Road and nearby bus stops, making commuting effortless. Upstairs, discover a spacious bonus room with large windows, offering versatile functionality. The primary suite includes a walk in closet and a 4-piece ensuite, while two additional bedrooms share a well appointed second bathroom ensuring comfort and privacy for the whole family & Wake up to stunning, unobstructed mountain views from the top floor. The fully developed basement offers a separate side entrance, an additional bedroom, full bathroom, second kitchen, and cozy living area perfect for extended family, guests, or rental income potential. This smoke free, pet free home reflects pride of ownership, with numerous upgrades including exterior stucco, Front Yard Sprinkler System, the sunroom, and a beautifully landscaped patio. Additional modern conveniences include keyless garage entry and integrated surveillance camera access for peace of mind. The property has been upgraded with a Class 4 hail-resistant roof and brand-new gutters. Whether you’re seeking space, privacy, or investment potential, this home delivers it all. With the original

owners now upgrading, this is your opportunity to secure a rare Taradale gem!