

250 Tarawood Place NE
Calgary, Alberta

MLS # A2201029



\$747,700

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		

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!