

82 Taraglen Road NE
Calgary, Alberta

MLS # A2179020



\$599,000

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|------------------|---|---------------|-------------------|
| Division: | Taradale | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,260 sq.ft. | Age: | 1987 (37 yrs old) |
| Beds: | 3 | Baths: | 2 full / 2 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Lawn, Low Maintenance Landscape, Level | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | 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.