# \$534,999 - 67 Taraglen Road Ne, Calgary

MLS® #A2214709

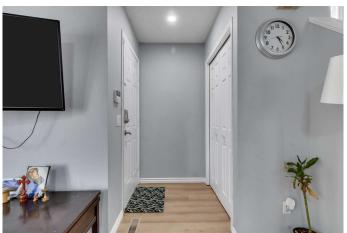
### \$534,999

4 Bedroom, 3.00 Bathroom, 1,228 sqft Residential on 0.08 Acres

Taradale, Calgary, Alberta

Discover the perfect blend of comfort, convenience, and investment potential in this 4-bedroom home nestled in the sought-after community of Taradale. This home offers easy access to Stoney Trail, walking to schools, shopping, coffee shops, walking paths, and parks. Only a few minutes' drive to the C-train station, this neighborhood is ideal for families, professionals, and savvy investors alike. An excellent starter home features a beautiful layout. The open-concept layout creates a welcoming atmosphere, a spacious living area, an upgraded spacious kitchen with granite countertops, and new vinyl plank flooring with fresh interior paint, fresh painted doors, and trims. The north-facing bay window enhances natural lighting and improves ventilation. Great value in this 4-bedroom, 2.5-bath, fully developed 2-storey with an oversized double garage with additional wall-mounted wood shelving. It comes at 1227 sq ft above grade and approximately another 550 sq ft in the basement, fully developed with a large family room, 3 pc bath, and a bedroom/ office. The upper floor has 3 generous bedrooms, ensuring everyone has their own space. The master bedroom has a walk-in closet, a jack and jill entrance to the four-piece main bath. Outside, the yard is fully fenced, with low-maintenance landscaping, a large patio, and beautiful southern exposure backing onto the playground. Whether you are looking for your first home, a forever home, or a great investment property, this one checks all the







boxes. Don't miss out & schedule your showing today! $\hat{A}$ 

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Built in 1987

#### **Essential Information**

MLS® # A2214709 Price \$534,999

Bedrooms 4
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,228
Acres 0.08
Year Built 1987

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 67 Taraglen Road Ne

Subdivision Taradale
City Calgary
County Calgary
Province Alberta
Postal Code T3J 2N5

#### **Amenities**

Parking Spaces 2

Parking Alley Access, Double Garage Detached, Oversized, Garage Faces Rear

# of Garages 2

#### Interior

Interior Features Granite Counters, No Animal Home, Storage

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony, Garden

Lot Description Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees,

Front Yard, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot,

Treed, Garden, Sloped

Roof Asphalt Shingle

Construction Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 25th, 2025

Days on Market 52 Zoning R-2

## **Listing Details**

Listing Office eXp Realty

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