

8 Taraglen Road NE  
Calgary, Alberta

MLS # A2174241



\$539,900

Division:	Taradale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	857 sq.ft.	Age:	1983 (41 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Paved, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: N/A

This beautiful bi-level home in the community of Taradale checks all the boxes! Inside you will find a welcoming main living area, where a large west-facing picture window floods the space with sunlight. The spacious living room, featuring wide plank flooring, flows seamlessly into the bright dining area and well-appointed kitchen, which boasts brand new appliances &ndash; perfect for modern living and entertaining. Moving down the hall, you&rsquo;ll find two great sized bedrooms. The main level also features an updated 4-piece bathroom and a dedicated laundry area for added convenience. A private SIDE ENTRANCE leads to the lower-level illegal suite, making this property an ideal investment opportunity or a versatile space for extended family. The fully finished basement offers a beautifully designed living area with cozy carpet, a stylish kitchen with wood block countertops, a large bedroom with ample natural light, a flex area perfect for a den or home office, and a 4-piece bathroom. The separate laundry area completes this lower level, ensuring privacy and practicality. Outside, the low-maintenance backyard is fully fenced and features a spacious concrete patio, ideal for outdoor gatherings. An OVERSIZED DOUBLE DETACHED GARAGE provides plenty of storage and parking space, with the bonus of a concrete-paved alley for easy access. Located close to schools, parks, cafes, shopping, and city services nearby, this home offers a lifestyle of comfort and convenience. Don&rsquo;t miss the chance to explore this exceptional property in person!