

45 Taraglen Road NE  
Calgary, Alberta

MLS # A2197292



**\$469,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	838 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** NONE

This is it! Mrs. Clean lives here!!!... Welcome to this very well priced and beautifully maintained, newly renovated 4-level Split home in the desirable neighborhood of Taradale! Offering approximately 1670 square feet of developed living space. This property is perfect for first time home buyers. This charming home features a fully finished basement , complete with a spacious extra 3rd bedroom and recreation room. As you enter, you will be greeted by an inviting open concept living room and kitchen layout that boasts an abundance of natural light streaming through the large windows. The kitchen is equipped with stainless steel appliances, adding a modern touch to the space. On the upper floor, you'll find two generously sized bedrooms with beautiful newer 4-pce bathroom. The additional huge bedroom in the 3rd level includes a cozy tv room and another beautiful newer 3-pce bathroom. On the 4th level, you'll find a spacious flex room/den. The recent upgrades include Newer Furnace, Carpet, Tiles, Vinyl flooring, appliances, counter tops, bathrooms and newly painted walls all throughout. Please show this home first! seeing is believing! for sure, you won't be disappointed! Thanks for showing!