

**335, 111 Tarawood Lane NE**  
**Calgary, Alberta**

**MLS # A2216326**



**\$414,999**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,155 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, Private, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 300
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Discover this beautiful 3-bedroom, 1.5-bathroom corner unit townhouse in the highly desirable Taradale community. Spanning over 1,150 square feet, this meticulously maintained home is ideal for families, professionals, and anyone seeking a perfect blend of comfort and convenience. The spacious, light-filled open floor plan seamlessly combines functionality with style. Each of the thoughtfully designed bedrooms offers ample space for relaxation, while the main floor powder room and full upper-level bathroom provide modern convenience. This home features 9ft CEILINGS, HARDWOOD FLOORING, BRAND NEW CARPET & GRANITE COUNTERS, upgraded kitchen cabinetry and counters and modern light fixtures. The undeveloped basement includes ROUGHED-IN PLUMBING and awaits your finishing touches! Great family complex close to many amenities! Located within walking distance of the C-Train station, shopping, top-rated schools, parks, and essential amenities. Enjoy outdoor living in the shared backyard, a great spot for children to play or for you to unwind on warm summer evenings. As a corner unit, it offers added privacy with only one shared wall. You'll also appreciate the assigned parking space just steps from your door. Lovingly cared for by its current owner, this townhouse is in pristine, move-in-ready condition. At 111 Tarawood Lane NE, this home is more than just a place to live; it's a setting for lasting memories. With its unbeatable location, modern amenities, and exceptional condition, this property is sure to impress. Don't miss your chance—schedule your private showing today to experience the charm of this wonderful home! BOOK YOUR SHOWING TODAY!