



138 Tarawood Road Calgary Alberta

\$619,900

Location! Location! Location! This is an opportunity for both Investors and First time home buyers | LEGAL BASEMENT Suite with SEPARATE ENTRANCE, laundry and heat controls | Walking distance to Saddletowne circle, LRT station and Genesis center | CORNER LOT offers ample natural lighting and street parking | Oversized rear DETACHED GARAGE | STUCCO exterior provides extra protection from Hail and reduced insurance premium | Fully fenced backyard for your privacy | 3 bd 2.5 bath Main Floor | 1 bd 1 bath Basement | Open Concept | Concrete alley road. Open the front door to an open foyer with closet space that blends into the bright living room. Framed with large windows, the living room is full of natural light. Down the hall is a main level laundry room with a side-by-side front loading washer/dryer set featuring a pocket door to the 2pc bathroom. The kitchen and dining room at the rear of the home share an open floor plan emphasizing the amount of living space. The kitchen is accented with laminate countertops, STAINLESS STEEL fridge and stove, ample cabinetry and a corner pantry for storage. The dining room is partnered with sliding glass doors that lead to the brick patio and large backyard. Upstairs holds 3-bedrooms and 2-bathrooms. The primary bedroom, largest of the 3 has a walk-in closet and private 3pc ensuite with a standalone shower. The 2 remaining bedrooms are a generous size, each with closet space. The shared 4pc bathroom on this upper level has a tub/shower combo and single vanity with storage under the sink. Downstairs is a LEGAL BASEMENT SUITE with a separate side entrance. The legal basement suite has 1 bedroom and a 3pc bathroom with a walk-in shower. The kitchen is finished with granite countertops, stainless steel appliances, a gas stove, cabinets above & below. The basement level has its own stacked washer/dryer set. Outside is a large, fully fen...

Bedroom 13.83 Ft x 9.67 Ft

Recreational, Games room 13.83 Ft x 22.25 Ft

3pc Bathroom 9.58 Ft x 3.92 Ft

Kitchen 5.25 Ft x 8.75 Ft

Furnace 8.50 Ft x 6.17 Ft

Dining room 7.42 Ft x 12.75 Ft

2pc Bathroom 7.50 Ft x 3.25 Ft

Primary Bedroom 11.00 Ft x 15.92 Ft

3pc Bathroom 4.92 Ft x 11.33 Ft

Bedroom 7.42 Ft x 7.67 Ft

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Listing Presented By:



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**RE/MAX REAL ESTATE
(CENTRAL)**

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Living room 10.92 Ft x 16.00 Ft

Laundry room 7.08 Ft x 5.58 Ft

Kitchen 7.50 Ft x 13.75 Ft

Bedroom 7.17 Ft x 10.83 Ft

4pc Bathroom 7.42 Ft x 7.67 Ft