



## 67 Taraglen Road Calgary Alberta

\$534,999

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! (id:6769)

4pc Bathroom 9.17 Ft x 5.08 Ft

Bedroom 10.42 Ft x 9.25 Ft

Bedroom 9.17 Ft x 12.67 Ft

Primary Bedroom 15.00 Ft x 9.92 Ft

3pc Bathroom 5.25 Ft x 10.83 Ft

Bedroom 16.42 Ft x 13.92 Ft

Office 10.50 Ft x 11.83 Ft

Furnace 5.00 Ft x 6.75 Ft

2pc Bathroom 58.58 Ft x 4.08 Ft

Dining room 12.00 Ft x 6.75 Ft

Kitchen 14.25 Ft x 11.33 Ft

Living room 14.92 Ft x 12.58 Ft

Listing Presented By:



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eXp Realty

**RE/MAX**  
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