



## 44 Taraglen Place Calgary Alberta

\$524,900

Located on a fantastic cul-de-sac, this spacious 4-level split is the perfect match for a growing family looking for comfort, space, and future potential. Step into a bright and airy living room with a large bay window and vaulted ceilings that create an open, welcoming feel. The kitchen offers plenty of cabinet space and flows seamlessly into the dining area—ideal for busy mornings and family dinners. Upstairs, you'll find three well-sized bedrooms, giving everyone their own space to unwind. The fully finished third level is a standout feature, offering a massive family room with a cozy gas fireplace and a full bathroom—perfect for weekend movie nights, a playroom, or guest space. Outside, the home sits on a rare pie-shaped lot with a backyard that feels more like a private park. Whether you're dreaming of garden space, a play structure, or building a garage (there's paved lane access), the possibilities here are wide open. A solid family home in a quiet, established location—with room to live, grow, and make it your own. (id:6769)

Recreational, Games room 18.00 Ft x 16.83 Ft

Laundry room 6.50 Ft x 6.08 Ft

4pc Bathroom 9.08 Ft x 4.83 Ft

Living room 15.83 Ft x 11.83 Ft

Kitchen 9.92 Ft x 8.67 Ft

Dining room 10.75 Ft x 9.25 Ft

Primary Bedroom 13.17 Ft x 10.33 Ft

Bedroom 9.75 Ft x 8.17 Ft

Bedroom 9.75 Ft x 7.92 Ft

4pc Bathroom 8.92 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<https://www.popowichrealestate.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca