



44 Taraglen Place Calgary Alberta

\$489,900

Situated on a cul-de-sac, this spacious 4-level split offers a practical layout with plenty of room for a growing family. Inside, the bright living room is highlighted by vaulted ceilings and a large bay window that brings in an abundance of natural light. The kitchen provides ample cabinet space and connects easily to the dining area, creating a functional setup for everyday meals and family gatherings. Upstairs, three well-sized bedrooms offer comfortable, private spaces for everyone. The fully finished third level adds valuable living space, featuring a large family room with a gas fireplace and a full bathroom. This flexible area is well suited for movie nights, a playroom, or guest accommodation. Outside, the 50-foot-wide pie-shaped lot opens up to a wide backyard with plenty of room to enjoy and improve over time. With paved lane access, there's potential for future garage development, along with space for gardening or outdoor play. A solid family home with a flexible layout, generous outdoor space, and plenty of opportunity to 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/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca