



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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50 Tarawood Lane NE  
Calgary, Alberta

MLS # A2266310



**\$505,000**

|           |                                 |        |                   |
|-----------|---------------------------------|--------|-------------------|
| Division: | Taradale                        |        |                   |
| Type:     | Residential/Duplex              |        |                   |
| Style:    | 2 Storey, Attached-Side by Side |        |                   |
| Size:     | 1,218 sq.ft.                    | Age:   | 2004 (21 yrs old) |
| Beds:     | 4                               | Baths: | 2 full / 1 half   |
| Garage:   | Off Street                      |        |                   |
| Lot Size: | 0.06 Acre                       |        |                   |
| Lot Feat: | Back Lane                       |        |                   |

|             |                          |            |     |
|-------------|--------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas  | Water:     | -   |
| Floors:     | Vinyl                    | Sewer:     | -   |
| Roof:       | Asphalt Shingle          | Condo Fee: | -   |
| Basement:   | Full                     | LLD:       | -   |
| Exterior:   | Vinyl Siding, Wood Frame | Zoning:    | R-G |
| Foundation: | Poured Concrete          | Utilities: | -   |
| Features:   | Open Floorplan           |            |     |

Inclusions: None

Welcome to 50 Tarawood Lane Ne, This exceptional 4 bedroom , 2.5 bathroom home presents an outstanding investment opportunity with its income generating basement suite (illegal). Main floor offers large open plan kitchen, dining and living room. Upstairs you will find primary bedroom along with 2 other good size bedrooms and a bathroom. Recent renovations include brand new roof, gutters, bathrooms and kitchen. Basement comes with newly done kitchen, bedroom, family room and 4pc bathroom. Outside you will find a well-sized fenced backyard with deck. Fantastic location close to the Chalo Freshco, saddletown LRT station, schools and restaurants. Great property, book a viewing today.