

**6102, 111 Tarawood Lane NE
Calgary, Alberta**

MLS # A2240599



\$345,000

Division:	Taradale		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,152 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 310
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: NA

Location, Location, Location…!!! Welcome to this beautiful and affordable gem just minutes away from MEGHA SANJHA PUNJAB, CHALO FRESCO, DRUGMART, YMCA GENESIS CENTRE, and the highly convenient SADDLETOWNE BUS & TRAIN STATION — all within a quick 3-minute drive! With THREE parks within 1 km and all levels of schooling (Elementary, Junior High, and High School) just around the corner, this location is perfect for families and commuters alike. Step inside to a bright and airy living room filled with natural sunlight, creating a warm and inviting atmosphere. Your assigned parking stall is right at your front door — super convenient for everyday errands! The open-concept layout flows into a well-laid-out kitchen that features a large window overlooking the backyard, plus ample counter space for all your cooking adventures. Enjoy sunny backyard with a clean concrete pad — ideal for BBQs, relaxing, or a little gardening. Upstairs, the spacious primary bedroom comes complete with a walk-in closet and oversized second bedroom — with two windows. 1 full bathroom , perfect for guests or growing families. The unfinished basement with a big bright window and 3 piece bathroom rough ins is your blank canvas, ready to be transformed into a rec room, home gym, or extra living space. This well-kept and well-priced home is an incredible opportunity for first-time buyers or investors — don’t wait, book your private showing today before it’s gone!