

# \$669,990 - 197 Tarawood Place Ne, Calgary

MLS® #A2267619

**\$669,990**

4 Bedroom, 4.00 Bathroom, 1,939 sqft

Residential on 0.01 Acres

Taradale, Calgary, Alberta

Exquisite Taradale Home â€” First Time Offered by Original Owners!

Welcome to this meticulously maintained residence, offered for the very first time by its original owners! Situated on a rare 4,176 sqft corner lot this home boasts exceptional outdoor space, ample parking, and endless possibilities perfect for family gatherings, RV or trailer parking, and back lane convenience.

Step through elegant double front doors into a bright and inviting living room, illuminated by oversized windows and enhanced by soaring ceilings. The chef inspired kitchen features modern appliances, abundant cabinetry, and flows seamlessly into the dining area and sunroom ideal for year round entertaining. A side walkway provides direct access to Taradale Road and nearby bus stops, making commuting effortless.

Upstairs, discover a spacious bonus room with large windows, offering versatile functionality. The primary suite includes a walk in closet and a 4-piece ensuite, while two additional bedrooms share a well appointed second bathroom ensuring comfort and privacy for the whole family & Wake up to stunning, unobstructed mountain views from the top floor.â€•

The fully developed basement offers a separate side entrance, an additional



bedroom, full bathroom, second kitchen, and cozy living area perfect for extended family, guests, or rental income potential.

This smoke free, pet free home reflects pride of ownership, with numerous upgrades including exterior stucco, Front Yard Sprinkler System, the sunroom, and a beautifully landscaped patio. Additional modern conveniences include keyless garage entry and integrated surveillance camera access for peace of mind. The property has been upgraded with a Class 4 hail-resistant roof and brand-new gutters.

Whether you’re seeking space, privacy, or investment potential, this home delivers it all. With the original owners now upgrading, this is your opportunity to secure a rare Taradale gem!

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2267619    |
| Price          | \$669,990   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,939       |
| Acres          | 0.01        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 197 Tarawood Place Ne |
| Subdivision | Taradale              |
| City        | Calgary               |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3J 5B4 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Separate Entrance              |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator |
| Heating           | Forced Air                                                      |
| Cooling           | Central Air                                                     |
| Fireplace         | Yes                                                             |
| # of Fireplaces   | 1                                                               |
| Fireplaces        | Gas                                                             |
| Has Basement      | Yes                                                             |
| Basement          | Full                                                            |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Other                 |
| Lot Description   | Back Lane, Corner Lot |
| Roof              | Asphalt Shingle       |
| Construction      | Stucco                |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 19                 |
| Zoning         | R-G                |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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