

# \$674,900 - 8 Tarawood Grove Ne, Calgary

MLS® #A2264546

**\$674,900**

6 Bedroom, 4.00 Bathroom, 1,962 sqft

Residential on 0.09 Acres

Taradale, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY NOV 1: 12-3PM / SUNDAY NOV 2: 1-3PM!\*\*** Welcome to 8 Tarawood Grove NE - a spacious two-story home sitting on a large 3,982 sq.ft. corner lot! Offered for the first time by the original owners, this property boasts exceptional outdoor space, ample parking, and endless possibilities, perfect for family gatherings, RV or trailer parking, and back lane access. With over 2,500 sq.ft. of living space, this home is designed for comfort and functionality. Step inside to a bright and inviting main floor featuring newly installed Moroccan tile that flows from the front entry through to the living area. The modern kitchen showcases granite countertops, newer appliances, a Moroccan tile backsplash, and plenty of cabinetry, along with a separate dining area and a full bathroom. Natural light fills the space, creating a warm and welcoming atmosphere throughout. Upstairs, you'll find a large primary suite with vaulted ceilings, an open ensuite, and a spacious walk-in closet. Three additional well-sized bedrooms and a full four-piece bathroom complete the upper level, offering plenty of space for family or guests. The fully finished basement provides incredible flexibility with an illegal suite, rough-in for a kitchenette, separate entrance, two bedrooms, a full bath, separate laundry, and generous storage, ideal for extended family or guests. Outside, enjoy the oversize backyard, perfect for summer barbecues and get-togethers. Located in the vibrant community of Taradale,



this home is steps from Taradale School (CBE), close to public transit, the Genesis Centre, and convenient shopping at Chalo FreshCo. \*Recent upgrades: New roof 2025/siding 2024/ HWT 2021/ Windows 2023/ Added main floor washroom\*

Built in 2004

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2264546    |
| Price          | \$674,900   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,962       |
| Acres          | 0.09        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 8 Tarawood Grove Ne |
| Subdivision | Taradale            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3J 5A7             |

**Amenities**

|                |                                                     |
|----------------|-----------------------------------------------------|
| Parking Spaces | 2                                                   |
| Parking        | Double Garage Attached, RV Access/Parking, RV Gated |
| # of Garages   | 2                                                   |

**Interior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s) |
|-------------------|--------------------------------------------------------------------------------------|

|                 |                                                                                                                |
|-----------------|----------------------------------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating         | Fireplace(s), Forced Air, Combination                                                                          |
| Cooling         | None                                                                                                           |
| Fireplace       | Yes                                                                                                            |
| # of Fireplaces | 1                                                                                                              |
| Fireplaces      | Gas                                                                                                            |
| Has Basement    | Yes                                                                                                            |
| Basement        | Full                                                                                                           |

## Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                              |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot |
| Roof              | Asphalt Shingle                                             |
| Construction      | Vinyl Siding, Wood Frame                                    |
| Foundation        | Poured Concrete                                             |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 15                 |
| Zoning         | R-G                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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