



GRASSROOTS
REALTY GROUP

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117 Taracove Crescent NE
Calgary, Alberta

MLS # A2213296



\$699,999

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,857 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Lake, Reverse Pie Shaped Lot, See Remarks, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: N/A

Spacious 2-Bedroom Basement Suite with Private Entrance & Prime Location! This well-maintained family home features a total of 5 bedrooms and 3.5 bathrooms, including a 2-bedroom, 1 full bath illegal basement with a separate entrance and brand new laminate flooring being installed. Full kitchen in the basement Shared laundry located in the heated garage Upstairs (3 bed + bonus room, 2.5 bath) currently rented & basement is vacant and ready for move-in Enjoy living in a beautiful 1857 sqft home just steps away from a scenic lake and walking paths, perfect for family outings. Prime Location: Close to Genesis Centre and Saddle Towne LRT Station Near major banks: Scotiabank, RBC, TD Shopping nearby: Chalo FreshCo Walkable access to doctor's clinics, restaurants, and Boston Pizza Great opportunity for small families or working professionals.