



**GRASSROOTS**  
REALTY GROUP

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**223 Taracove Estate Drive NE**  
**Calgary, Alberta**

**MLS # A2218653**



**\$639,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,569 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, See Remarks		

**Inclusions:** N/A

Welcome to this beautiful family home nestled in the heart of Taradale, one of Northeast's most desirable neighbourhoods. Perfectly positioned within walking distance of Shopping, schools, YMCA, walking paths/pond, and public transit, this home offers an unbeatable combination of convenience and charm. Step inside to discover a thoughtfully designed main floor that features a cozy living room with a corner gas fireplace, perfect for unwinding with family and friends. The spacious kitchen comes complete with Rare Find DOUBLE Pantry, upgraded stainless steel appliances, central island, and a dining nook, overlooking the south-facing deck/backyard. This level is designed for both comfort and practicality, 2pc powder room and main floor laundry making it ideal for family life. Upstairs, you'll find a spacious master suite boasting a walk-in closet, and a bright luxurious 4-piece En-suite. Two additional bedrooms, another full 4pc bathroom complete this level, offering plenty of space for your family. The VERSATILE LOWER LEVEL is perfect for MULTI FAMILY LIVING, features an illegal suite with a second kitchen, living room and a 3-piece bathroom. Over sized single Detached garage & shed offer abundant storage. The exterior of the home was recently updated, with BRAND NEW SHINGLES on both the garage and house, along with new fascia, and downspouts. Perfect for those seeking a blend of style, space & convenience & GREAT VALUE in a vibrant welcoming community.