



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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

MLS # A2224412



\$661,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,529 sq.ft.	Age:	2003 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped		

Heating:	Central	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

LEGAL SUITE | LAKE FACING | NEW ROOF | RECENTLY RENOVATED | NEW KITCHEN & FLOORING | FRESH PAINT | Welcome to this beautifully renovated home situated on a huge corner lot with stunning lake-facing views. This property features a brand new roof, fresh paint, new flooring, and an updated kitchen with quartz countertops, making it move-in ready. Located close to top-rated schools, grocery stores, train station, genesis centre and walking distance to bus stops, it's perfect for families or investors. The main floor offers a spacious family room, a formal dining area, a stylish new kitchen, and a convenient 2-piece bathroom with laundry. Upstairs, you'll find a large bonus/family room with picturesque lake views, a massive primary bedroom with a walk-in closet and a 4-piece ensuite, a second bedroom that's the size of a typical master, a third generously-sized bedroom, and another full 4-piece bathroom. The fully finished legal basement suite has its own separate side entrance, two spacious bedrooms, a kitchen, a recreation room, separate laundry, and offers excellent rental income potential or space for extended family. This home combines comfort, functionality, and versatility—an ideal place to live and invest.