



GRASSROOTS
REALTY GROUP

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223 Taracove Estate Drive NE
Calgary, Alberta

MLS # A2238955



\$619,900

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

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

Inclusions: N/A

Welcome to 223 Taracove Estate Drive, a lovely and well-maintained 2-storey home nestled in the heart of Taradale. 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 primary 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 Heated Detached garage with two doors & 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.