



GRASSROOTS
REALTY GROUP

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81 Taracove Crescent NE
Calgary, Alberta

MLS # A2257507



\$664,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,999 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Off Street, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE SATURDAY SEPTEMBER 20 1:30-3:30PM Welcome to 81 Taracove Crescent NE — a fully finished 4-bedroom, 3.5-bath home offering over 2,700 sqft of total living space in the heart of Taradale. Enter the front door to a dining area on the right and the boot room from the garage on the left. As you continue on the main floor, experience the updated kitchen with granite countertops, a bright open-concept layout, and plenty of room to entertain. Outside the patio is a large composite deck backing onto a laneway for privacy. Upstairs, you'll find a large bonus room—perfect as a family lounge, home office, or playroom. The primary bedroom includes a 4-piece ensuite and walk-in closet. Upstairs are two additional bedrooms with an a second 4-piece bathroom. The forth bedroom is located in the finished basement and includes another bathroom with a shower that doubles as as steam shower. Enjoy peace of mind with a new roof and updated stucco exterior. Outside, the low-maintenance composite deck overlooks a fully paved backyard, offering a clean and functional space for entertaining, kids to play, or extra parking. A double garage adds ample storage and convenience. Located just minutes from the Genesis Centre, schools, grocery stores, restaurants, parks, and transit — this is a prime NE Calgary location. Book your private showing today!