



GRASSROOTS
REALTY GROUP

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

MLS # A2262589



\$753,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,141 sq.ft.	Age:	2003 (23 yrs old)
Beds:	8	Baths:	4
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Garden, Lake, No Neighbours Behind, Rectangular Lot, Sloped D		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings		

Inclusions: N/A

Welcome to your next home in the highly sought-after community of Taradale NE, Calgary, An ideal choice for families or investors! This south-facing property offers peaceful living with a beautiful view of the pond. The home has been well cared for with updates to the siding, roof, and windows completed not long ago. Inside, the spacious layout features 8 bedrooms in total. On the main floor, you'll find a convenient bedroom and a 4-piece bathroom, perfect for guests or family members. Upstairs, there are four more comfortable bedrooms, providing plenty of room for everyone. The kitchen overlooks the calm pond and includes all appliances along with a center island, making it great for cooking and gatherings. The bright living area, filled with natural light from large windows, offers a warm and inviting space with a cozy fireplace. The walk-out basement adds even more value, featuring 3 additional bedrooms, a full bathroom, and its own kitchen which is a great setup for an extended family. Conveniently located near schools, the Genesis Centre, parks, shopping, and major roads, this home blends comfort with everyday practicality. With a double attached garage and plenty of space, it's ready for its next owners. Don't miss this opportunity contact me today to schedule a viewing!