



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2264046**



**\$660,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,552 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	3
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Separate/Exterior Entry, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Vinyl Siding	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Pantry, Separate Entrance		

**Inclusions:** n/a

Welcome Home! A Functional 7-Bedroom Beauty in the Heart of Taradale This spacious and versatile 2-story home offers everything a large family needs—7 bedrooms, 3 full bathrooms, multiple living areas, and a 2-bedroom illegal basement suite with a private side entrance. Step inside through the welcoming front foyer and you'll be greeted by a bright formal living and dining area, perfect for entertaining. The kitchen is well-appointed with ample storage, a large pantry, and direct access to the cozy family room. The main floor also features a bedroom and a full bathroom, ideal for guests or multi-generational living. Upstairs, you'll find 4 generously sized bedrooms and a 4-piece main bathroom. The developed illegal basement suite includes 2 bedrooms, a kitchen, living area, laundry, and separate entry, making it ideal for extended family or potential rental income. Outside, enjoy a fully fenced backyard with a private area and rear parking via the back alley. This home is ideally located just minutes from schools, shopping, and parks. The Genesis Center is only a 5-minute walk, and Saddletown LRT station is less than a 5-minute drive away.