



**GRASSROOTS**  
REALTY GROUP

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**115 Taracove Landing NE**  
**Calgary, Alberta**

**MLS # A2269603**



**\$784,500**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,094 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows

**Inclusions:** Refrigerator in basement, Garden Shed, Greenhouse

Welcome to this beautifully updated 2-storey home located on a quiet street in Taradale, featuring a WALKOUT BASEMENT with illegal SUITE. The home offers an inviting FRONT PORCH and a double attached garage. Step into the bright living room with soaring ceilings, seamlessly flowing into the dining area. The modern kitchen is a chef's dream with a Kitchen island, GAS RANGE, and pantry. The adjacent family room boasts a cozy fireplace and access to a balcony—perfect for entertaining or relaxing. A den/bedroom and a full 4-piece bathroom completes the main floor. The upper level features a HUGE MASTER BEDROOM with a walk-in closet and luxurious 5-piece ensuite. Three additional generous sized bedrooms share a 4-piece full bath. All the bedrooms have built in closet organizer. Updated vinyl plank flooring, lighting fixtures, and fresh paint gives the home a contemporary feel throughout. The ILLEGAL BASEMENT SUITE offers 2 spacious bedrooms, a full kitchen, a huge living/rec room, and a 4-piece bath—ideal for extended family or rental income. Additional features include, Roof replaced in 2025, Stucco exterior with cement walkway around the home and Low-maintenance backyard with a garden shed and a greenhouse. STEPS AWAY FROM A BEAUTIFUL POND and community amenities such as the GENESIS CENTRE (Recreation Centre with swimming pool and sports facilities) and PUBLIC LIBRARY. Walking distance to the SADDLE TOWNE CIRCLE SHOPPING COMPLEX, Saddle Towne LRT station, and the nearest bus stop is approximately 1 minute away. Close to all levels of schools, including NELSON MANDELA HIGH SCHOOL. This home perfectly combines modern updates, functional spaces, and an unbeatable location—don't miss out!

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