



**104 Taracove Crescent NE  
Calgary, Alberta**

**MLS # A2270906**



**\$749,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,274 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Private, Sloped, Sloped Down		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, French Door, Kitchen Island		
<b>Inclusions:</b>	None		

Welcome to this newly renovated and spacious two-story home, designed for comfortable and modern family living. Upstairs, you'll find 4 generously sized bedrooms, including a master suite with its own ensuite bathroom, along with a total of 2.5 bathrooms. The walkout basement offers exceptional versatility with 3 additional bedrooms, a full bathroom, and a separate entrance—perfect for extended family, guests, or potential rental income. An attached double car garage provides ample parking and storage. Enjoy stunning views and exceptional privacy, as the property backs onto a serene pond, creating a peaceful backdrop to your everyday life. Located in a prime area with easy access to a shopping plaza, schools, parks, and the nearby YMCA, this home offers both convenience and a strong sense of community. A fantastic, newly renovated opportunity in a highly sought-after location!