



GRASSROOTS
REALTY GROUP

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

MLS # A2276808



\$574,900

Division:	Taradale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,021 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

****OPEN HOUSE TODAY Jan 3rd 1230-3pm**ATTENTION First Time Home Buyers & Investors!**** Welcome to 62 Taracove Estate Drive NE! 1021 sqft Bi-level, 3 + 2 Beds (5 beds total), 3 FULL BATHS, 2 Bed Illegal Basement Rental Suite, concrete driveway in front and pad in back, very good location: in the heart of Taradale, very close to Taracove pond, walking distance to Genesis Place Recreation Centre & Calgary Public Library, & Saddletowne Circle (Chalo Freshco, multiple banks, Boston Pizza & other restaurants, medical, & more), Saddletown LRT Train Station, close to multiple schools, & more! Don't miss out on the opportunity to call this your new house, call your favourite Realtor today!