



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

**MLS # A2276808**

**\$574,900**



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

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