



**256 Taracove Place NE
Calgary, Alberta**

MLS # A2295059



\$339,999

Division:	Taradale		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,326 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 456
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Welcome to this beautifully maintained 3 BED, 1.5 BATH TOWNHOUSE located in the HIGHLY DESIRABLE and MATURE COMMUNITY of Taradale NE Calgary — a perfect opportunity for FIRST-TIME BUYERS, INVESTORS, or GROWING FAMILIES! One of the TRUE HIGHLIGHTS of this home is its LIFETIME ASSET LOCATION, BACKING ONTO SERENE GREEN SPACE AND A PICTURESQUE POND — offering PRIVACY, PEACEFUL VIEWS, and a NATURAL SETTING right in your backyard. Enjoy a GREAT SIZED BACKYARD WITH A DECK, perfect for SUMMER BBQs, ENTERTAINING, or simply RELAXING while taking in the BEAUTIFUL VIEWS. The home also features a SINGLE FRONT ATTACHED GARAGE along with a DRIVEWAY, providing convenient and ample parking. Step inside to a FUNCTIONAL and INVITING MAIN FLOOR LAYOUT featuring a SPACIOUS LIVING ROOM filled with NATURAL LIGHT, along with a DEDICATED DINING AREA — perfect for everyday living and entertaining. The U-SHAPED KITCHEN comes equipped with APPLIANCES, TILE BACKSPLASH, and plenty of CABINET SPACE for all your storage needs. Heading upstairs, you’ll find a HUGE PRIMARY BEDROOM complete with TWO CLOSETS, offering plenty of room and flexibility. The UPPER LEVEL also includes TWO ADDITIONAL GENEROUS-SIZED BEDROOMS and a FULL BATHROOM, making it ideal for families. The UNFINISHED BASEMENT provides ENDLESS POSSIBILITIES — whether you envision a REC ROOM, HOME GYM, or additional BEDROOM, the space is ready for your personal touch and future development. Located in CLOSE PROXIMITY TO PARKS, PLAZAS, SCHOOLS, AND MAJOR HIGHWAYS, this home offers both CONVENIENCE and CONNECTIVITY while still being

nestled in a PEACEFUL COMMUNITY. DON'T MISS YOUR CHANCE — BOOK YOUR SHOWING TODAY. HAPPY SHOWINGS!