



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

MLS # A2295120



\$875,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,501 sq.ft.	Age:	2003 (23 yrs old)
Beds:	7	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Irregular Lot		

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

Inclusions: N/A

Stunning Walkout Home with Legal Suite | 7 Bedrooms | Backing onto Pond | Over 3,500 Sq Ft of Living Space This exceptional multi-generational home offers 2,501 sq ft above grade plus a fully developed walkout basement with a legal suite, providing both space and income potential. The main floor features a bright and spacious layout with a large kitchen equipped with new stainless steel appliances, a corner pantry, powerful hood fan, oversized island, and a sunny breakfast nook with direct access to the deck overlooking a serene pond. Enjoy an impressive open-to-below living room, formal dining area, and a cozy family room with fireplace. A main floor bedroom and full bathroom add convenience and flexibility. Upstairs, you’ll find 4 generously sized bedrooms plus a den. The home boasts 2 primary (master) bedrooms, both with Jacuzzi tubs and beautiful pond views. The main primary suite includes a luxurious 5-piece ensuite. In total, there are 3 full bathrooms on the upper level. The walkout basement features a legal 2-bedroom suite with a separate entrance and private laundry, currently generating \$1,500/month in rental income, with potential for a third bedroom. The rental income from the legal basement could be used for the mortgage approval as well as a mortgage helper for paying off the mortgage. Recent upgrades include a full replacement of the gutter and eavestrough, a new roof with Class 4 hail-resistant shingles, and a brand-new laundry machine in the basement suite. All the reported hail damage has been repaired with a 10-year workmanship warranty. Double attached garage, Large, fully fenced backyard, Backing directly on a peaceful pond, Close to schools, .and the Genesis Centre This is a rare opportunity to own a spacious, income-generating home in a highly desirable location. A must-see!