



**104 Taracove Crescent NE
Calgary, Alberta**

MLS # A2135772



\$799,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,239 sq.ft.	Age:	2002 (22 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Front Yard, No Neighbours Behind, Pie Shaped Lot, Sloped Down		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, French Door, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: Washer/Dryer, Hood Fan, Refrigerator, Electric Stove

**** Huge price decrease **** Welcome to this magnificent 2-Storey home located in the sought-after Taradale neighborhood of NE Calgary. Boasting 4 bedrooms above ground and an additional 3 bedrooms in the walkout basement, this property offers ample space for large families or multi-generational living. The home features a beautiful stucco exterior and is complemented by a double car garage. Inside, the main floor exudes warmth and charm with a three-sided fireplace, creating a cozy ambiance that can be enjoyed from multiple angles. Step outside to either of the double balconies and take in the serene views of the pond right in your backyard – a perfect spot for morning coffee or evening relaxation. This exceptional property is also ideally situated close to a variety of amenities, including schools, parks, and the YMCA, ensuring convenience and a high quality of life for its residents. Don't miss the chance to own this exquisite property that combines luxury, functionality, and breathtaking natural scenery.