



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

MLS # A2147409



\$899,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,304 sq.ft.	Age:	2008 (16 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: N/A

6 BEDROOMS + BONUS ROOM | 2 BEDROOM LEGAL SUITE | SEPARATE ENTRANCE FOR BASEMENT | SEPARATE LAUNDRY (MAIN FLOOR & BASEMENT)| 3.5 BATHROOMS | STUCCO EXTERIOR | Welcome to your dream home in the vibrant community of Taradale! This impressive 2-storey residence offers a wealth of space and functionality, making it ideal for families of all sizes. With 6 bedrooms, 3.5 bathrooms, and a legal 2-bedroom suite in the basement, this home seamlessly blends comfort with practicality. Step inside and be welcomed by a sunlit main floor that exudes warmth and charm. The spacious living room is perfect for hosting gatherings or simply unwinding after a long day. Adjacent to the living area is the elegant dining space, where you can enjoy delicious meals with family and friends. The chef-inspired kitchen is a culinary delight, featuring sleek cabinetry, modern appliances, and a convenient pantry for all your storage needs. And let's not forget the cozy family room, complete with a fireplace, creating the perfect ambiance for relaxation and entertainment. Upstairs, you'll find a tranquil haven with 4 well-appointed bedrooms and a versatile bonus room. The luxurious master suite is a true retreat, boasting a spa-like 5-piece ensuite and a walk-in closet, providing ample space for your wardrobe essentials. The remaining bedrooms offer flexibility for use as guest rooms, home offices, or play areas for the little ones. Downstairs, the fully finished basement offers even more living space, with a separate entrance for added privacy. The legal 2-bedroom suite is perfect for extended family members or as a rental unit, providing potential for supplemental income. Outside, the stucco exterior lends a touch of elegance to the home's facade, while the fully fenced backyard offers privacy and security for outdoor activities. Spend sunny afternoons

lounging on the deck or watching the kids play in the spacious yard. Conveniently located within walking distance to the Genesis Center, LRT station, grocery stores, schools, and parks, this home offers the ultimate in convenience and accessibility. With brand new carpet and paint throughout, all that's left to do is move in and start making memories. Don't miss out on this incredible opportunity to call Taradale home!