



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

MLS # A2148973



\$769,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,207 sq.ft.	Age:	2003 (21 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, In Garage Electric Vehicle Charging		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: NA

OPEN HOUSE, 2pm-5pm on SATURDAY JULY 20, 2024. This immaculate turn-key home is nestled in the sought-after Taradale community, boasting 6 bedrooms plus a den and 3.5 bathrooms. Upon entry, the open concept main floor impresses with its high ceilings and abundant natural light pouring through large windows. Recent upgrades include new roofing, flooring, EV charging, heated garage, and modern lighting fixtures. The spacious living room seamlessly connects to a dining area that comfortably seats 8, ideal for hosting guests. The stylish kitchen features custom White cabinetry, high-end appliances, ample counter space, a kitchen island, and a corner pantry. Adjacent is a cozy nook and family room with a picturesque view of the neighborhood. Upstairs, the primary bedroom offers a walk-in closet and a luxurious spa-like ensuite with a soaker tub and separate shower. Three additional well-proportioned bedrooms share a full bathroom, while an office area provides a perfect space for work or study. The professionally developed basement includes a gym/exercise area, two bedrooms, and another full bathroom, with potential for further customization. Outside, the landscaped fenced backyard provides a serene retreat, complemented by a double attached garage with plenty of storage and additional parking on the full-length driveway. Located close to amenities such as Taradale Lake, schools, YMCA/Genesis Centre, Saddletown LRT, shopping, and dining options, this home offers both comfort and convenience in an unbeatable location. Don't miss out on the opportunity to make this exceptional property yours—schedule your showing today!