



**GRASSROOTS**  
REALTY GROUP

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**30 Taracove Way NE  
Calgary, Alberta**

**MLS # A2206602**



**\$719,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,785 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

<b>Heating:</b>	Combination, Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	001
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** NA

Motivated seller ,send reasonable offer.Detached. Hello , welcome to this beautiful 2 story Double attached Garage House on CORNER LOT facing green with back alley .Beautifully maintained home designed for the family, located in an extremely convenient location Close to Elementary, Middle and High School, Bus stop, and shopping center. Main floor of this home is spacious & terrifically laid out fit with a large family room, laundry, a double attached garage, a living room with fireplace, as well as an open concept upgraded Kitchen with Stainless steel appliances , upgraded Granite countertops in Dinning area that leads to the backyard along with a deck. The upper floor is full of Natural day light & features a cozy bonus room, a full bathroom, along with 3 bedrooms which includes a master bedroom with a gorgeous en suite. Two Bedrooms LEGAL Basement Suite with Separate Entrance has 4 Big Windows and own Laundry Room with extra 4pcs Bathroom . The LEGAL RENTED Basement has 2 Good size bedrooms, Living room, Kitchen with eating area, own Laundry Room and Full 4pcs bathroom Don't miss this side Income House, Be the first one to view this House. Hail damage is fixed. New roofing and siding, Book your showing today!