



GRASSROOTS
REALTY GROUP

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292 Taracove Estate Drive NE
Calgary, Alberta

MLS # A2241571



\$897,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,501 sq.ft.	Age:	2003 (22 yrs old)
Beds:	7	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Finished, Full
Exterior:	Brick, Concrete, Mixed, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: REFRIGERATOR, STOVE, WASHER AND DRYER (BRAND NEW) IN THE BASEMENT

Walkout Basement with LEGAL Suite | Main Floor Bedroom & Full Bath | 2 Master Bedrooms with JACUZZI Tubs | 7 Bedrooms | 5 Full Baths | Backing onto Pond | Over 3,500 Sq Ft Living Space Stunning multi-generational family home with 2,501 sq ft above grade + walkout legal suite. Main level features a spacious kitchen with new SS appliances, corner pantry, powerful hood fan, large island, and bright nook with access to deck & pond views. Open-to-below living room, formal dining, family room with fireplace, and main floor bedroom with full bath. Upstairs: 4 bedrooms + den room. 2 Master bedrooms with Jacuzzi tubs and pond views, (Primary bedroom with 5 piece ensuite) 3 full baths total. Walkout basement includes legal 2-bed suite with separate entrance/laundry (rented \$1500/month) + potential for 3rd bed. New roof (Class 4 hail impact resistance shingles for roofing, 10-yr warranty). Double garage, big, fenced yard, close to Genesis, LRT, schools & trails. A must-see! Brand new laundry machine installed for the basement suite