



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

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

MLS # A2309859

\$779,900



Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,069 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Creek/River/Stream/Pond		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt, Concrete	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, French Door, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this beautifully maintained family home in the heart of Taradale, perfectly situated backing onto a serene pond and walking paths. From the main floor, you’re greeted by a bright, open-concept living and dining area with large windows and direct access to a balcony overlooking the water. Upstairs, the home offers a well-planned 3-bedroom layout. The primary bedroom features its own private ensuite, creating a comfortable retreat at the end of the day. Two additional bedrooms are generously sized and share a full 4-piece bathroom, making it a great setup for family or guests. A convenient laundry room on the top floor adds to the everyday practicality of the home. The fully finished illegal walkout basement is a standout feature, designed as a self-contained illegal 2-bedroom suite with a spacious living area, full kitchen, one bathroom, and its own separate laundry. With a private entrance and direct access to the backyard and pond, it offers excellent potential as a comfortable space for extended family. The location completes the package: the property is close to multiple schools of different levels, shopping plazas for daily essentials, and is just a few blocks from a playground, making it an ideal choice for families. With its pond-facing yard, balcony, walkout basement illegal suite, and strong rental potential, this Taradale home delivers both lifestyle and investment value.