



GRASSROOTS
REALTY GROUP

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216 Taracove Road NE
Calgary, Alberta

MLS # A2320883



\$560,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,275 sq.ft.	Age:	2002 (24 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: N/A

WELCOME TO THIS BEAUTIFULLY MAINTAINED 2-STOREY HOME IN COMMUNITY OF TARADALE! Whether you're a FIRST-TIME HOMEBUYER OR INVESTOR Step inside to a bright and welcoming main floor where large windows fill the cozy living room with an abundance of natural light, creating a warm and inviting atmosphere. The functional layout flows seamlessly into the spacious kitchen and dining area, making it perfect for both daily living and entertaining. The kitchen is thoughtfully designed with ample cabinetry, generous counter space, a convenient CORNER PANTRY, and a complete appliance package including a refrigerator, stove, dishwasher, and hood fan. Completing the main level is a convenient 2-PIECE BATHROOM combined with MAIN FLOOR LAUNDRY, adding practicality to everyday living. Upstairs, you'll find a spacious PRIMARY BEDROOM featuring LARGE CLOSETS, offering excellent storage and organization. Two additional generously sized bedrooms, each with ample closet space, provide comfortable accommodations for family members, guests, or a home office. The open-concept main floor seamlessly connects living, dining, and kitchen areas, perfect for both daily living and entertaining guests. BASMENT HAVE 3 BEDROOMS, Also comes with Double car garage. Location is everything, and this property truly delivers. You are just a one-minute walk from Ted Harrison School (Grades 5–9) and Taradale school (K-4), making daily school runs effortless. The home is also ideally situated close to the Calgary International Airport, public transit, walking paths, parks, and a wide selection of ethnic grocery stores, restaurants, and local amenities — offering unmatched convenience for families and tenants alike. Whether you're searching for your forever family home or a high-potential investment property,

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