



GRASSROOTS
REALTY GROUP

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151 Taracove Estate Drive NE
Calgary, Alberta

MLS # A2325112



\$499,000

Division:	Taradale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,014 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Pantry, Quartz Counters, See Remarks, Vaulted Ceiling(s)		
Inclusions:	Floor Rug		

Open House July 29th WEDNESDAY 5.00 pm to 7.00pm SATURDAY 1.00pm-4.00pm [4 Bedroom | 3.5 Bathroom | 1800+ sq. ft. | 4-level Split | Walk-up Rear Entrance | Double Detached Garage] Excellent Location with modern upgrades. Convenient double detached garage only steps away from walk-up rear entrance, and with rear-lane access. Walking distance to two Elementary Schools & a High School, LRT Station, MAX Orange bus, Genesis Centre, YMCA, Library, Banks, Medical & Dental Clinics, and more. Easily add a Second Kitchen on the lower level to make a legal suite. Finished basement with bedroom & bathroom. Laundry in utility room. Freshly painted upper rooms, Updated Hardwood Floors, Quartz Countertops, Updated Bathroom Vanity Counters, New Roof Shingles (Class 4) 2025, Newer Hot Water Tank, and Modern Stainless Steel Appliances!