



GRASSROOTS
REALTY GROUP

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176 Taracove Estate Drive NE
Calgary, Alberta

MLS # A2330002



\$610,000

Division:	Taradale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,041 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	Central, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan		

Inclusions: N/A

Welcome to this beautifully renovated bi-level home located in the heart of Taradale, just minutes from the Genesis Centre, Saddletowne LRT Station, schools, public library, shopping, restaurants, parks, and all major amenities. Combining modern living with excellent rental income, this home is perfect for families, first-time buyers, and investors alike. The entire upper level has been completely renovated with exceptional attention to detail. As you enter, you'll be welcomed by a bright, open-concept floor plan featuring soaring vaulted ceilings with smooth painted finishes, an oversized front picture window that fills the home with natural light, and elegant luxury vinyl plank flooring throughout. The stunning brand-new kitchen is the centerpiece of the home, showcasing quartz countertops, a large center island, modern white cabinetry, designer tile backsplash, stainless steel appliances, a new dishwasher, and a new over-the-range microwave. Matching quartz countertops have also been installed in all bathroom vanities, creating a seamless, high-end finish throughout the home. The main level offers 3 spacious bedrooms, 2 fully renovated bathrooms, including a private ensuite in the primary bedroom, plus the convenience of main-floor laundry. Additional upgrades include fresh paint, modern lighting, new doors, trim, hardware, and smooth painted ceilings throughout, giving the home a clean, contemporary feel that's truly move-in ready. Step outside through the patio doors onto the large rear deck, an ideal space for entertaining, summer BBQs, or relaxing while overlooking the backyard. The fully legal basement suite offers outstanding mortgage assistance or investment potential. It features 2 spacious bedrooms, a large office/flex room, a full kitchen, separate laundry, and a private entrance. The basement is currently rented for \$1,500 per month plus 50% of utilities,

providing immediate rental income for the new owner. This is a rare opportunity to own a beautifully renovated, move-in-ready home with an income-generating basement suite in one of Northeast Calgary's most desirable communities. Homes like this don't come along often—book your private showing today!