



GRASSROOTS
REALTY GROUP

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308 Taracove Estate Drive NE
Calgary, Alberta

MLS # A2333384



\$749,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,087 sq.ft.	Age:	2003 (23 yrs old)
Beds:	8	Baths:	4
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Lake, No Neighbours Behind, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings		

Inclusions: NA

Welcome to this exceptional south-facing home in the highly desirable community of Taradale, offering breathtaking pond views and a fully finished walk-out basement. Perfect for growing families, multi-generational living, or investment opportunities, this spacious residence combines functionality, comfort, and an unbeatable location. Thoughtfully updated over the years, the home features stucco siding, roof, recent roof replacement. Inside, you'll find a total of **8 bedrooms and 4 full bathrooms**, offering an abundance of living space. The main floor includes a generously sized bedroom and a full 4-piece bathroom, ideal for guests or extended family. Upstairs features four spacious bedrooms, including the primary suite, making it the perfect layout for larger families. The bright, open-concept kitchen overlooks the tranquil pond and is complete with ample cabinetry, a center island, and a full appliance package. Large windows fill the spacious living room with natural light, while the cozy fireplace creates a warm and inviting atmosphere for family gatherings. The fully developed walk-out basement offers incredible flexibility with **3 additional bedrooms, a full bathroom, a second kitchen, and a separate living area, making it ideal for extended family or future rental potential. Situated in a prime location, this home is just minutes from schools, parks, the Genesis Centre, shopping, public transit, major roadways, and numerous amenities, providing convenience for everyday living. Completing the home is a double attached garage, offering secure parking and additional storage. Don't miss this rare opportunity to own a spacious pond-backing home in one of Taradale's most sought-after locations. Book your private showing today!