



GRASSROOTS
REALTY GROUP

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247 Taracove Estate Drive NE
Calgary, Alberta

MLS # A2335033



\$529,999

Division:	Taradale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,055 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: NA

Investors & First-Time Home Buyers Alert! Don't miss this incredible opportunity to own a home that offers both comfortable family living and excellent rental income potential. This well-maintained property features a bright and spacious 3-bedroom main floor with a vaulted ceiling, a primary bedroom with a private ensuite, its own laundry, and a functional layout perfect for growing families. The fully developed legal basement suite has its own separate entrance, 2 spacious bedrooms, a full bathroom, a large living room, a full kitchen, and separate laundry, making it ideal for rental income or extended family living. Live upstairs and rent the legal basement suite to help offset your mortgage, or add this excellent property to your investment portfolio. The layout provides privacy and convenience for both the upper and lower occupants. Ideally located close to the Genesis Centre, Saddletowne LRT Station, schools, shopping, parks, playgrounds, public transportation, and many other everyday amenities. This home offers outstanding convenience in one of Calgary's most desirable northeast communities. Immediate possession is available if the existing tenants are assumed. Whether you're an investor or a first-time home buyer, this is an exceptional opportunity you won't want to miss!