



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

163 Taracove Estate Drive NE
Calgary, Alberta

MLS # A2349986



\$649,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,552 sq.ft.	Age:	2001 (25 yrs old)
Beds:	7	Baths:	3
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Separate Entrance		

Inclusions:	N/A
-------------	-----

Welcome Home! A Functional 7-Bedroom Beauty in the Heart of Taradale featuring a Bedroom on main floor. This spacious and versatile 2-story home offers everything a large family needs—7 bedrooms, 3 full bathrooms, multiple living areas, and a 2-bedroom illegal basement suite with a private side entrance. Step inside through the welcoming front foyer and you'll be greeted by a bright formal living and dining area, perfect for entertaining. The kitchen is well-appointed with ample storage, a large pantry, and direct access to the cozy family room. The main floor also features a bedroom and a full bathroom, ideal for guests or multi-generational living. Upstairs, you'll find 4 generously sized bedrooms and a 4-piece main bathroom. The developed illegal basement suite includes 2 bedrooms, a kitchen, living area, laundry, and separate entry, making it ideal for extended family or potential rental income. Outside, enjoy a fully fenced backyard with a private area and rear parking via the back alley. This home is ideally located just minutes from schools, shopping, and parks. The Genesis Center is only a 5-minute walk, and Saddletown LRT station is less than a 5-minute drive away.