



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**71 TARACOVE Crescent, Calgary T3J 4R4**

MLS®#: **A2113042**

Area: **Taradale**

Listing Date: **03/07/24**

List Price: **\$724,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 15-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2002**  
Lot Information  
Lot Sz Ar: **3,692 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,966**  
Low Sqft:  
Ttl Sqft: **1,966**

DOM

**73**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **5**  
Garage Sz: **2**

Access:

Lot Feat: **Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction:  
**Vinyl Siding, Wood Frame**  
Flooring:  
**Carpet, Ceramic Tile, Laminate, Linoleum**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings**  
Int Feat: **No Animal Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`9" x 16`1"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`5" x 11`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`5" x 10`8"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	
<b>4pc Bathroom</b>	<b>Upper</b>		<b>2pc Bathroom</b>	<b>Main</b>	
<b>Bedroom</b>	<b>Basement</b>	<b>9`7" x 10`0"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>8`4" x 13`4"</b>
<b>4pc Bathroom</b>	<b>Basement</b>				

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1N**

**0111587**

Remarks

Pub Rmks: **\*\*WATCH VIDEO!\*\*FRESHLY RENOVATED: NEW CARPET, PAINT, KNOCK-DOWN CEILING TEXTURE, LIGHTS, BATHROOM RENO'D\*\* Welcome to 71 Taracove Cres. NE! 2002-built 1966 sq ft 2 Storey Home w/ Double Front Garage, 2 Beds Illegal Rental Basement Suite in a prime location of Taradale, walking distance to Genesis Centre & Saddletowne Circle! Main level: flex/living room, separate family room w/ gas fireplace, open to bright white kitchen cabinets; deck off of the eating area, and a half bath w/ laundry complete the main level. Upstairs, 3 bedrooms, 2 full baths; large master bedroom has a 4-piece ensuite bath w/ walk-in closet. Two other spacious bedrooms. Basement: separate entry, kitchen, living room, two bedrooms, and full bath make up for your mortgage helper **ILLEGAL RENTAL BASEMENT SUITE!** Great location in the heart of Taradale, very close to Taracove pond, walking distance to Genesis Place Recreation Centre & Calgary Public Library, & Saddletowne Circle (Chalo Freshco, multiple banks, Boston Pizza & other restaurants, medical, & more), Saddletown LRT Train Station, close to multiple schools, & more! Don't miss out on the opportunity to call this your new home, call your favourite Realtor today!**

Inclusions:  
Property Listed By: **None**  
**Royal LePage METRO**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



















