



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**23 TARACOVE ESTATE Drive, Calgary T3J4R3**

MLS® #: **A2124428**

Area: **Taradale**

Listing Date: **04/19/24**

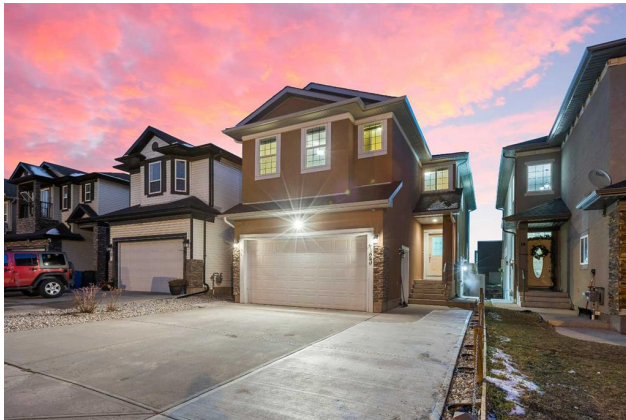
List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2008**

Lot Information

Lot Sz Ar: **3,466 sqft**  
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **2,304**  
Low Sqft:  
Ttl Sqft: **2,304**

DOM

**30**  
Layout  
Beds: **6 (4 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Entrance, Private Yard**

Construction: **Stucco**  
Flooring: **Carpet, Ceramic Tile, Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions
Living Room	Main	12`0" x 10`9"
Kitchen	Main	11`2" x 14`8"
2pc Bathroom	Main	
Bedroom	Upper	8`11" x 9`6"
Bedroom	Upper	11`1" x 14`0"
5pc Ensuite bath	Upper	
Game Room	Basement	10`7" x 18`7"

Room	Level	Dimensions
Family Room	Main	11`9" x 19`2"
Dining Room	Main	11`2" x 8`7"
Bedroom - Primary	Upper	13`6" x 14`10"
Bedroom	Upper	11`3" x 13`10"
Bonus Room	Upper	15`1" x 20`8"
4pc Bathroom	Upper	
Bedroom	Basement	10`7" x 13`11"

Bedroom	Basement	11`6" x 11`3"	4pc Bathroom Legal/Tax/Financial	Basement
Title: <b>Fee Simple</b> Legal Desc:		Zoning: <b>R-1N</b>		
	<b>0812581</b>		Remarks	
Pub Rmks:	<b>6 BEDROOMS + BONUS ROOM   2 BEDROOM LEGAL SUITE   SEPARATE ENTRANCE FOR BASEMENT   SEPARATE LAUNDRY (MAIN FLOOR &amp; BASEMENT)  3.5 BATHROOMS   STUCCO EXTERIOR  </b> Welcome to your dream home in the vibrant community of Taradale! This impressive 2-storey residence offers a wealth of space and functionality, making it ideal for families of all sizes. With 6 bedrooms, 3.5 bathrooms, and a legal 2-bedroom suite in the basement, this home seamlessly blends comfort with practicality. Step inside and be welcomed by a sunlit main floor that exudes warmth and charm. The spacious living room is perfect for hosting gatherings or simply unwinding after a long day. Adjacent to the living area is the elegant dining space, where you can enjoy delicious meals with family and friends. The chef-inspired kitchen is a culinary delight, featuring sleek cabinetry, modern appliances, and a convenient pantry for all your storage needs. And let's not forget the cozy family room, complete with a fireplace, creating the perfect ambiance for relaxation and entertainment. Upstairs, you'll find a tranquil haven with 4 well-appointed bedrooms and a versatile bonus room. The luxurious master suite is a true retreat, boasting a spa-like 5-piece ensuite and a walk-in closet, providing ample space for your wardrobe essentials. The remaining bedrooms offer flexibility for use as guest rooms, home offices, or play areas for the little ones. Downstairs, the fully finished basement offers even more living space, with a separate entrance for added privacy. The legal 2-bedroom suite is perfect for extended family members or as a rental unit, providing potential for supplemental income. Outside, the stucco exterior lends a touch of elegance to the home's facade, while the fully fenced backyard offers privacy and security for outdoor activities. Spend sunny afternoons lounging on the deck or watching the kids play in the spacious yard. Conveniently located within walking distance to the Genesis Center, LRT station, grocery stores, schools, and parks, this home offers the ultimate in convenience and accessibility. With brand new carpet and paint throughout, all that's left to do is move in and start making memories. Don't miss out on this incredible opportunity to call Taradale home!			
Inclusions: Property Listed By:	<b>N/A</b> <b>RE/MAX Real Estate (Central)</b>			

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

















