



THE
A-TEAM

**RE/MAX
FIRST**

51 TARACOVE ESTATE Drive, Calgary T3J 0K5

MLS®#: **A2126069**

Area: **Taradale**

Listing Date: **04/26/24**

List Price: **\$749,900**

Status: **Pending**

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: **3,465 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,244**
Low Sqft:
Ttl Sqft: **2,244**

DOM

23
Layout
Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,Street Lighting,Rectangular Lot**
Park Feat: **Additional Parking,Double Garage Attached,Driveway,On Street,Outside,Secured**

Utilities and Features

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

Construction: **Vinyl Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,Granite Counters,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 6`2"
Foyer	Main	12`3" x 9`8"
Living Room	Main	12`8" x 19`4"
4pc Bathroom	Second	8`3" x 5`0"
Bedroom	Second	12`2" x 11`9"
Bonus Room	Second	15`4" x 24`10"

Room	Level	Dimensions
Dining Room	Main	10`4" x 9`11"
Kitchen	Main	10`4" x 13`6"
Bedroom	Main	12`2" x 10`6"
5pc Ensuite bath	Second	8`10" x 13`1"
Bedroom	Second	10`6" x 15`8"
Laundry	Second	6`11" x 6`2"

Bedroom - Primary
4pc Bathroom
Bedroom
Storage

Second
Basement
Basement
Basement

12`11" x 19`3"
6`10" x 6`8"
11`6" x 11`10"
5`5" x 3`8"

Walk-In Closet
Bedroom
Game Room
Furnace/Utility Room

Second
Basement
Basement
Basement

4`8" x 10`6"
10`1" x 15`0"
14`11" x 20`9"
14`8" x 9`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0812581

Remarks

Pub Rmks:

WEST FACING BACKYARD | FULLY FINISHED BASEMENT | DOUBLE CAR GARAGE | SIDE ENTRANCE | Welcome to this stunning two-story home with a finished basement and double car attached garage, nestled in the sought-after neighborhood of Taradale. With its contemporary exterior adorned with stones and stylish colors, this home boasts curb appeal that's sure to impress. Upon entering, you're greeted by a spacious foyer and exquisite hardwood flooring that flows throughout the home. Conveniently located on the main floor is a half bathroom, along with a dedicated bedroom/office space, perfect for working from home or managing household tasks. Step into the light-filled living area featuring a cozy gas fireplace, seamlessly connected to the dining room and kitchen. The kitchen is a chef's dream, offering ample cabinet space and a pantry for storage convenience. Ascending the stairs, you'll find a bonus room ideal for gatherings or relaxing evenings. Enjoy the abundance of natural light filtering through the vinyl windows. The primary bedroom awaits, complete with a luxurious 5-piece ensuite, two walk-in closets, and access to an outdoor balcony for your morning coffee or evening unwind. Two additional spacious bedrooms, a full bathroom, and a dedicated laundry room complete the upper level. The fully finished basement presents additional living space with a bedroom, full bathroom, and a second bedroom, perfect for guests or extended family members. A separate entrance adds convenience and privacy. You can easily add a kitchen to complete the suited basement (city-permitted). The modern finishes and spacious recreation room offer endless possibilities for entertainment and relaxation. Situated on a generous lot, the west-facing backyard invites you to soak up the sun on the deck while enjoying the expansive outdoor space. No neighbours behind! Located in a high-amenity neighborhood, this home offers convenience and desirability, making it an ideal place to call home. Don't miss the opportunity to make this your forever home!

Inclusions:
Property Listed By:

n/a
Real Broker

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











