



THE
A-TEAM

**RE/MAX
FIRST**

104 TARACOVE Crescent, Calgary T3J 4R2

MLS®#: **A2135772**

Area: **Taradale**

Listing Date: **05/28/24**

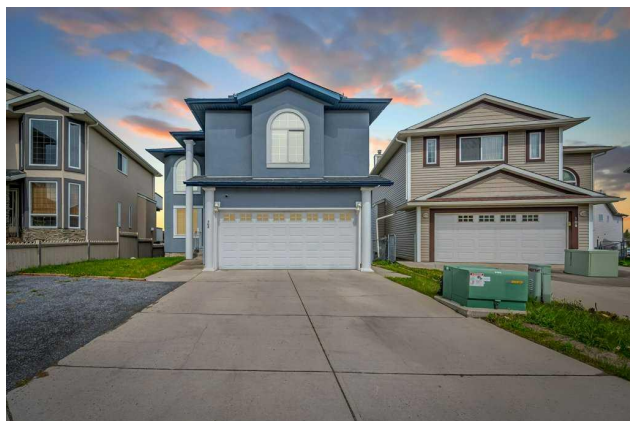
List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 17-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2002**

Lot Information

Lot Sz Ar: **4,811 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,238**
Low Sqft:
Ttl Sqft: **2,238**

DOM

33
Layout
Beds: **7 (4 3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Front Yard,No Neighbours Behind,Pie Shaped Lot,Sloped Down**
Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Balcony,Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Chandelier,French Door,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`1" x 17`6"
Dining Room	Main	9`6" x 10`7"
2pc Bathroom	Main	4`11" x 4`9"
4pc Ensuite bath	Upper	8`7" x 9`2"
Walk-In Closet	Upper	8`7" x 8`8"
Bedroom	Upper	12`2" x 9`2"
Bedroom	Upper	13`0" x 18`1"

Room	Level	Dimensions
Kitchen	Main	13`0" x 14`11"
Living Room	Main	12`11" x 11`8"
Laundry	Main	6`7" x 6`11"
Bedroom - Primary	Upper	13`6" x 20`6"
Bedroom	Upper	11`11" x 10`10"
4pc Bathroom	Upper	10`0" x 5`0"
Kitchen	Basement	7`1" x 14`6"

Game Room
Furnace/Utility Room
Bedroom

Basement
Basement
Basement

14`0" x 14`8"
8`1" x 8`3"
8`6" x 13`3"

4pc Bathroom
Bedroom
Bedroom

Legal/Tax/Financial

Basement
Basement
Basement

4`11" x 8`0"
12`6" x 10`5"
9`1" x 10`2"

Title:
Fee Simple
Legal Desc:

0111587

Zoning:
R-1

Remarks

Pub Rmks:

**** Huge price decrease ** Welcome to this magnificent 2-Storey home located in the sought-after Taradale neighborhood of NE Calgary. Boasting 4 bedrooms above ground and an additional 3 bedrooms in the walkout basement, this property offers ample space for large families or multi-generational living. The home features a beautiful stucco exterior and is complemented by a double car garage. Inside, the main floor exudes warmth and charm with a three-sided fireplace, creating a cozy ambiance that can be enjoyed from multiple angles. Step outside to either of the double balconies and take in the serene views of the pond right in your backyard - a perfect spot for morning coffee or evening relaxation. This exceptional property is also ideally situated close to a variety of amenities, including schools, parks, and the YMCA, ensuring convenience and a high quality of life for its residents. Don't miss the chance to own this exquisite property that combines luxury, functionality, and breathtaking natural scenery.**

Inclusions:
Property Listed By:

Washer/Dryer, Hood Fan, Refrigerator, Electric Stove
Real Broker

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

