

73 TARACOVE Road, Calgary T3J5G7

MLS® #: **A2149492** Area: **Taradale** Listing Date: **07/14/24** List Price: **\$619,900**
 Status: **Pending** County: **Calgary** Change: **-\$20k, 16-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **3,466 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **991**
 Low Sqft:
 Ttl Sqft: **991**

DOM
64
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **Bi-Level**

Parking
 Ttl Park: **4**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,Few Trees,Lawn,Low Maintenance Landscape,Landscaped,Level**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central**
 Sewer:
 Ext Feat: **Private Entrance,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,High Ceilings,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	8`4" x 9`6"	Bedroom	Main	8`11" x 9`7"
Bedroom - Primary	Main	11`8" x 11`11"	Walk-In Closet	Main	8`0" x 5`7"
4pc Bathroom	Main	4`11" x 7`10"	Kitchen	Main	9`4" x 9`7"
Pantry	Main	3`10" x 3`9"	Dining Room	Main	0`1" x 8`10"

Living Room	Main	11`6" x 14`2"	Entrance	Main	4`7" x 6`11"
Mud Room	Basement	7`7" x 3`4"	4pc Bathroom	Basement	7`9" x 5`0"
Bedroom	Basement	10`9" x 10`5"	Bedroom	Basement	10`5" x 8`9"
Flex Space	Basement	12`3" x 11`10"	Kitchen	Basement	10`9" x 10`9"
Laundry	Basement	12`1" x 4`7"	2pc Bathroom	Basement	3`4" x 5`0"
Office	Basement	10`0" x 11`0"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1A**
 Legal Desc: **0410050**

Remarks

Pub Rmks: **Welcome to this rare and beautifully maintained Bi-Level home located in the heart of Taradale, one of Calgary's most vibrant communities. This stunning property offers a perfect blend of comfort and style, making it an ideal choice for families and investors alike. The main level features three spacious bedrooms with ample natural light, a living area with vaulted ceilings that enhance the open, airy feel, and a modern kitchen with plenty of storage and a dining area perfect for family gatherings. The master suite includes a walk-in closet for all your storage needs, and there is a contemporary 4-piece bathroom. The basement boasts a dedicated office area perfect for working from home and a separate entrance to the Illegal 2 Bedroom Basement Suite. Additional features include a driveway with ample parking space, a location in a family-friendly neighborhood with parks, schools, and shopping centers nearby, and easy access to public transportation and major roadways. Roofing and Siding we're all done within the last 5 years! Don't miss out on the opportunity to own this exceptional property in Taradale. Whether you are looking for a new family home or an investment opportunity, 73 Taracove Road NE has it all. Schedule a viewing today and experience the charm and convenience of this unique Bi-Level home.**

Inclusions: **N/A**
 Property Listed By: **URBAN-REALTY.ca**

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