



THE
A-TEAM

**RE/MAX
FIRST**

62 TARACOVE ESTATE Drive, Calgary T3J 4R3

MLS®#: **A2158081** Area: **Taradale** Listing Date: **08/15/24** List Price: **\$650,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **2,820 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,021**
 Low Sqft:
 Ttl Sqft: **1,021**

DOM

34
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **4**
 Garage Sz:

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Concrete Driveway, Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Laminate, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`11" x 11`0"	4pc Ensuite bath	Main	
Bedroom	Main	7`10" x 11`1"	Bedroom	Main	7`6" x 10`9"
4pc Bathroom	Main		Bedroom	Basement	10`11" x 13`5"
Bedroom	Basement	8`7" x 11`2"	4pc Bathroom	Basement	

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

0111587

R-1N

Remarks

Pub Rmks: **BACK TO MARKET DUE TO FAILED MORTGAGE APPROVAL! **ATTENTION First Time Home Buyers & Investors!** Welcome to 62 Taracove Estate Drive NE! 1021 sqft Bi-level, 3 + 2 Beds (5 beds total), 3 FULL BATHS, 2 Bed Illegal Basement Rental Suite, concrete driveway in front and pad in back, very good 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 house, 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









