



THE
A-TEAM

**RE/MAX
FIRST**

246 TARACOVE Place, Calgary T3J4T4

MLS® #: **A2169522**

Area: **Taradale**

Listing Date: **10/04/24**

List Price: **\$469,999**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 15-Oct**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,334**
Low Sqft:
Ttl Sqft: **1,334**

DOM

25
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Few Trees,Lake**
Park Feat: **Concrete Driveway,Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden**

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

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

Room Information

Room	Level	Dimensions
Entrance	Main	5`9" x 7`1"
Living Room	Main	17`7" x 12`3"
Kitchen	Main	10`7" x 8`5"
Bedroom	Upper	10`2" x 10`11"
4pc Bathroom	Upper	5`1" x 10`2"
Family Room	Basement	18`11" x 15`5"
3pc Bathroom	Basement	6`5" x 5`11"

Room	Level	Dimensions
2pc Bathroom	Main	3`0" x 7`3"
Dining Room	Main	7`4" x 12`9"
Covered Porch	Main	3`9" x 7`2"
Bedroom	Upper	8`11" x 15`10"
Bedroom - Primary	Upper	12`4" x 19`6"
Laundry	Basement	12`5" x 6`4"

Condo Fee:
\$422

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **0212604**

Remarks

Pub Rmks: *****OPEN HOUSE OCT.27TH 12 PM-3PM*** Nestled in a vibrant and highly sought-after community, this charming residence perfectly balances convenience and serenity. Just a leisurely stroll away, you'll find an array of shopping options and the community center, making everyday errands a breeze. Additionally, the property boasts excellent access to major transit systems, ensuring that you're always well-connected to the rest of Calgary. What truly sets this home apart is its stunning backdrop—this property backs onto a picturesque lake, inviting you to enjoy the beauty of nature right in your backyard. With extensive bike and walking paths winding around the lake, outdoor enthusiasts will relish the opportunities for exploration and recreation just steps from your door. Inside, this home offers a welcoming atmosphere with three spacious bedrooms that provide ample room for relaxation and personal space. The fully finished basement adds even more value, featuring an additional large bedroom that can serve as a guest suite, home office, or entertainment area. Recent updates, including new shingles, siding, a new water tank, and a brand new furnace, ensure that this home is not only comfortable but also move-in ready. Enhancing the functionality of this property is the attached front-facing garage, providing convenience and additional storage space while keeping your vehicle protected from the elements. This is more than just a house; it's a lifestyle. Ideal for families, professionals, or anyone looking to embrace the perfect blend of comfort and outdoor living, this property is a rare find. Don't miss your chance to make this lovely home yours!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Rocky View Real Estate**

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











