



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**95 TARACOVE ESTATE Drive, Calgary T3J4R1**

MLS® #: **A2171840**

Area: **Taradale**

Listing Date: **10/30/24**

List Price: **\$640,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 25-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2001**  
Lot Information  
Lot Sz Ar: **3,218 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,217**  
Low Sqft:  
Ttl Sqft: **1,217**

DOM

**34**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:  
Lot Feat: **Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator**  
Int Feat: **Quartz Counters, Vinyl Windows, Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`11" x 8`0"
Dining Room	Main	10`1" x 8`7"
Bedroom - Primary	Second	14`1" x 11`0"
Bedroom	Second	9`3" x 8`7"
4pc Bathroom	Second	7`11" x 5`0"
Bedroom	Lower	9`3" x 8`6"
3pc Bathroom	Lower	4`10" x 7`5"

Room	Level	Dimensions
Living Room	Main	18`5" x 10`11"
Kitchen	Main	10`8" x 9`8"
4pc Ensuite bath	Second	8`5" x 6`5"
Bedroom	Second	12`11" x 8`10"
Bedroom	Lower	10`4" x 9`10"
Game Room	Lower	14`11" x 21`0"
Furnace/Utility Room	Lower	5`11" x 7`1"

Title:  
**Fee Simple**  
Legal Desc:

**0111587**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Stunning Renovated Home with Modern Touches - Perfect for Families! This beautifully remodeled 3+2 bedroom, 3.5 bath home offers 1,936 square feet of spacious living. Recently updated with new flooring, fresh paint, modern light fixtures, a new stove, carpeting, sleek countertops, and a brand-new roof, this home is a true gem. Investing in creating a separate entrance will give you potential for legal secondary suite. A secondary suite would be subject to approval and permitting by the city/municipality. Nestled on a quiet street near Falconbridge Blvd, it's just a 5-minute walk to Saddletown LRT, Nelson Mandela High School, Genesis Centre, and YMCA, with shopping and dining options nearby. A striking 2-storey foyer welcomes you, leading to a bright living room with large windows. The modern kitchen features ample cabinetry and a pantry, while the dining area opens to a large deck—perfect for summer BBQs. The main floor also includes a powder room and laundry. Upstairs, you'll find three spacious bedrooms, including a master suite with a 4-piece ensuite. The fully developed basement offers a cozy family room, a fourth bedroom, and a den that can easily serve as a fifth bedroom, along with a 3-piece bath. With a double attached garage and the finished basement, this home combines comfort and convenience. Don't miss this opportunity—schedule a viewing today!**

Inclusions:  
Property Listed By: **Refrigerator in the basement  
CIR Realty**

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









