



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**104 TARACOVE Crescent, Calgary T3J 4R2**

MLS®#: **A2177238**

Area: **Taradale**

Listing Date: **11/04/24**

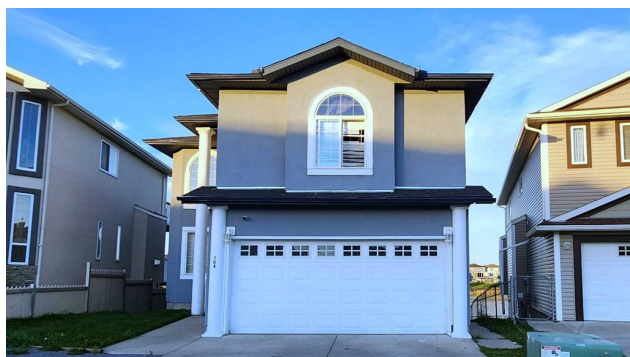
List Price: **\$778,600**

Status: **Active**

County: **Calgary**

Change: **-\$400, 08-Nov**

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: **2,274**  
Low Sqft:  
Ttl Sqft: **2,274**

DOM

**47**  
Layout  
Beds: **7 (4 3 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Private,Sloped,Sloped Down**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Washer/Dryer,Window Coverings**  
Int Feat: **Breakfast Bar,French Door,Kitchen Island**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`9" x 4`11"
Kitchen	Main	14`11" x 13`0"
Living Room	Main	11`6" x 13`0"
4pc Bathroom	Second	4`11" x 10`0"
Bedroom	Second	10`11" x 11`11"
Bedroom	Second	18`0" x 13`0"
4pc Bathroom	Basement	8`0" x 4`11"
Bedroom	Basement	10`5" x 12`7"
Kitchen	Basement	13`8" x 7`2"
Furnace/Utility Room	Basement	7`10" x 7`11"

Room	Level	Dimensions
Family Room	Main	17`6" x 16`7"
Laundry	Main	7`0" x 6`8"
Office	Main	10`8" x 9`6"
4pc Ensuite bath	Second	9`3" x 8`8"
Bedroom	Second	9`2" x 12`2"
Bedroom - Primary	Second	20`5" x 13`7"
Bedroom	Basement	10`4" x 9`0"
Bedroom	Basement	13`5" x 8`7"
Living Room	Basement	15`1" x 13`11"

Title: **Fee Simple**  
Legal Desc: **0111587**  
Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to This spacious two-story home offers everything you need for comfortable family living. Upstairs, you'll find 4 generously sized bedrooms, including a master suite with its own ensuite bathroom, plus a total of 2.5 bathrooms. The walkout basement features with 3 additional bedrooms, a full bathroom, and a separate entrance—perfect for extended family or potential rental income. An attached double car garage provides ample parking and storage. Enjoy stunning views and privacy as this property backs onto a serene pond, providing a peaceful backdrop to your everyday life. Located in a prime area with easy access to a shopping plaza, schools, parks, and the nearby YMCA, this home is ideal for families looking for convenience and community. A fantastic opportunity in a sought-after location!**

Inclusions: **None**  
Property Listed By: **Century 21 Bravo Realty**

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

