



THE
A-TEAM

**RE/MAX
FIRST**

343 TARACOVE ESTATE Drive, Calgary T3J 5A1

MLS®#: **A2182455** Area: **Taradale** Listing Date: **12/05/24** List Price: **\$660,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2003**
Lot Information
 Lot Sz Ar: **3,939 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,550**
 Low Sqft:
 Ttl Sqft: **1,550**

DOM

16
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Lake,Front Yard,Lawn,Low Maintenance Landscape,Interior Lot,No Neighbours Behind,Landscaped,Level,Street Lighting,Pie Shaped Lot**
 Park Feat: **Double Garage Attached,Garage Door Opener,Heated Garage,Insulated,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting,Private Yard,Rain Gutters**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Range,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Closet Organizers,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`2" x 15`4"	Dining Room	Main	10`11" x 9`3"
Kitchen	Main	9`10" x 11`9"	Laundry	Main	5`8" x 7`9"
Bonus Room	Upper	13`1" x 16`3"	Bedroom	Upper	9`1" x 12`11"
2pc Bathroom	Main	5`8" x 7`9"	4pc Bathroom	Upper	7`7" x 5`1"
Bedroom	Upper	9`8" x 15`6"	Bedroom - Primary	Upper	11`0" x 16`4"
4pc Ensuite bath	Upper	7`7" x 4`11"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0214319

Zoning:
R-G

Remarks

Pub Rmks:

Discover this well-maintained and recently upgraded gem in the heart of Taradale, perfect for families or investors. This home features 3 generously sized bedrooms, including a spacious master suite with a luxurious 4-piece ensuite & WIC, a bright bonus room, and an additional 4-piece bathroom upstairs. A 2-piece powder room with laundry on the main floor adds extra convenience. The open floor plan boasts a modern kitchen with an island and pantry, perfect for entertaining or family meals. Recent renovations include durable vinyl plank flooring, beautifully tiled washrooms, fresh paint throughout, new blinds, and upgraded pot lights with dimmer switches. The exterior is just as impressive, with a new roof, vinyl siding, and stylish exterior pot lights. Thoughtful upgrades such as knockdown ceilings, rounded corners, and an insulated, heated garage make this home stand out. The south-facing rear exposure fills the home with natural light year-round, creating a warm and inviting atmosphere. The oversized pie-shaped yard offers a serene outdoor retreat, backing onto greenspace and a park near Our Lady of Fatima School (K-6). Its proximity to Taradale Lake makes it ideal for summer walks. Conveniently located, this home is a short walk to multiple schools, including Taradale School, Ted Harrison Middle School, and Nelson Mandela High School. The nearby Genesis Centre is also a 10 minute walk away & offers recreation and community activities, while Saddletowne Circle provides grocery stores, dining, and services. With transit just a 2-minute walk away to bus stop, LRT in walkable distance and quick access to Stoney Trail and Métis Trail, the location offers both convenience and connectivity. This beautifully updated home is ideal as a family residence or a savvy investment opportunity. Don't miss your chance to make it yours—book your showing today!

Inclusions:
Property Listed By:

**Range, Hoodfan, Fridge, Dishwasher, Washer/Dryer, Window Coverings
RE/MAX House of Real Estate**

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









