



THE
A-TEAM

**RE/MAX
FIRST**

232 TARACOVE Road, Calgary T3J 5A2

MLS®#: **A2197488**

Area: **Taradale**

Listing Date: **02/27/25**

List Price: **\$619,900**

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: **3,326 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
Park Feat: **Off Street,Parking Pad**

DOM

0

Layout

Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Laminate Counters,Open Floorplan,Separate Entrance,Skylight(s),Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple**
Legal Desc: **0214319**

Zoning: **R-1N**

Remarks

Pub Rmks: **Nestled in a highly sought-after neighborhood, this fully finished bilevel home offers an elegant living space, brimming with natural light and warmth. Featuring 5**

spacious bedrooms and 3 full bathrooms, this home is designed with both comfort and style in mind. From the moment you enter, the open tiled foyer greets you with charm, while the elegant railings, large windows, and skylight flood the home with an abundance of sunshine, creating a bright and airy atmosphere throughout. On the main level, the living room is nothing short of inviting, boasting a grand bay window that frames a picturesque view, alongside a cozy gas fireplace with a beautiful tile surround—perfect for creating memorable family moments. The adjacent dining room offers a wonderful space for intimate family dinners or entertaining guests. The kitchen is a chef's dream, featuring a wealth of cabinets, a corner pantry for additional storage, and a perfect layout to inspire culinary creativity. The serene master bedroom is a true retreat, offering a spacious walk-in closet and a stunning 4-piece en-suite bathroom, providing the perfect sanctuary after a long day. For added convenience, a beautifully appointed 4-piece bathroom is located on the main level, perfect for guests or family. Two additional generously sized bedrooms on this floor offer plenty of space for rest and relaxation. The lower level is a true highlight, featuring a bright and spacious Illegal Suite with elegant vinyl flooring throughout. This income-generating suite includes a large family room, a functional kitchen, and two generously sized bedrooms with oversized windows that allow natural light to pour in. A full bathroom and ample storage space complete this level, with a separate covered entrance providing privacy for the suite. This illegal basement suite offers the perfect opportunity for extra income or to accommodate extended family. Outside, the property offers a two-car parking pad at the back, adding to the home's convenience. The location is simply unbeatable, with two schools, bus routes, shopping, playgrounds, and scenic pathways all within walking distance. This exceptional home truly offers the perfect blend of comfort, style, and practicality—making it the ideal place for you and your family to call home. Don't miss out on this incredible opportunity to own a beautiful home in a prime location!

Inclusions:

Property Listed By:

N/A

RE/MAX House of Real Estate

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







