



THE
A-TEAM

**RE/MAX
FIRST**

30 TARACOVE Way, Calgary T3J 5A4

MLS® #: **A2206602**

Area: **Taradale**

Listing Date: **03/28/25**

List Price: **\$729,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Calgary

Year Built:

2004

Lot Information

Lot Sz Ar:

10,454 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,785

Low Sqft:

Ttl Sqft:

1,785

DOM

18

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Corner Lot

Double Garage Attached,Garage Door Opener,Garage Faces Front

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Combination,Central,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Concrete

Flooring:

Carpet,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Range,Refrigerator,Washer/Dryer

Int Feat:

Kitchen Island

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`3" x 11`9"
Kitchen With Eating Area	Main	9`4" x 24`1"
4pc Ensuite bath	Upper	8`6" x 9`2"
Bedroom	Upper	9`4" x 13`3"
3pc Bathroom	Upper	5`1" x 11`0"
Family Room	Main	8`11" x 18`0"
Bedroom	Basement	9`3" x 10`6"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`1" x 4`10"
Bedroom - Primary	Upper	14`2" x 11`10"
Bonus Room	Upper	11`2" x 13`8"
Bedroom	Upper	13`0" x 9`3"
Entrance	Main	10`1" x 6`5"
Bedroom	Basement	15`6" x 8`2"
3pc Bathroom	Basement	5`1" x 11`0"

Title:
Fee Simple
Legal Desc:

Zoning:
001

0214319

Remarks

Pub Rmks: **Detached. Hello , welcome to this beautiful 2 story Double attached Garage House on CORNER LOT facing green with back alley .Beautifully maintained home designed for the family, located in an extremely convenient location Close to Elementary, Middle and High School, Bus stop, and shopping center. Main floor of this home is spacious & terrifically laid out fit with a large family room, laundry, a double attached garage, a living room with fireplace, as well as an open concept upgraded Kitchen with Stainless steel appliances , upgraded Granite countertops in Dinning area that leads to the backyard along with a deck. The upper floor is full of Natural day light & features a cozy bonus room, a full bathroom, along with 3 bedrooms which includes a master bedroom with a gorgeous en suite. Two Bedrooms LEGAL Basement Suite with Separate Entrance has 4 Big Windows and own Laundry Room with extra 4pcs Bathroom . The LEGAL RENTED Basement has 2 Good size bedrooms, Living room, Kitchen with eating area, own Laundry Room and Full 4pcs bathroom Don't miss this side Income House, Be the first one to view this House. Hail damage is fixed. New roofing and siding, Book your showing today!**

Inclusions: **NA**
Property Listed By: **URBAN-REALTY.ca**

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











