



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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292 Taracove Estate Drive NE
Calgary, Alberta

MLS # A2241571



\$897,000

| | | | |
|-----------|------------------------|--------|-------------------|
| Division: | Taradale | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,501 sq.ft. | Age: | 2003 (22 yrs old) |
| Beds: | 7 | Baths: | 5 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Irregular Lot | | |

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|-------------|--|
| Heating: | Forced Air |
| Floors: | Carpet, Ceramic Tile, Hardwood |
| Roof: | Asphalt Shingle |
| Basement: | Separate/Exterior Entry, Finished, Full |
| Exterior: | Brick, Concrete, Mixed, Vinyl Siding, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | No Animal Home, No Smoking Home |

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|------------|-----|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-G |
| Utilities: | - |

Inclusions: REFRIGERATOR, STOVE, WASHER AND DRYER (BRAND NEW) IN THE BASEMENT

Walkout Basement with LEGAL Suite | Main Floor Bedroom & Full Bath | 2 Master Bedrooms with JACUZZI Tubs | 7 Bedrooms | 5 Full Baths | Backing onto Pond | Over 3,500 Sq Ft Living Space Stunning multi-generational family home with 2,501 sq ft above grade + walkout legal suite. Main level features a spacious kitchen with new SS appliances, corner pantry, powerful hood fan, large island, and bright nook with access to deck & pond views. Open-to-below living room, formal dining, family room with fireplace, and main floor bedroom with full bath. Upstairs: 4 bedrooms + den room. 2 Master bedrooms with Jacuzzi tubs and pond views, (Primary bedroom with 5 piece ensuite) 3 full baths total. Walkout basement includes legal 2-bed suite with separate entrance/laundry (rented \$1500/month) + potential for 3rd bed. New roof (Class 4 hail impact resistance shingles for roofing, 10-yr warranty). Double garage, big, fenced yard, close to Genesis, LRT, schools & trails. A must-see! Brand new laundry machine installed for the basement suite