

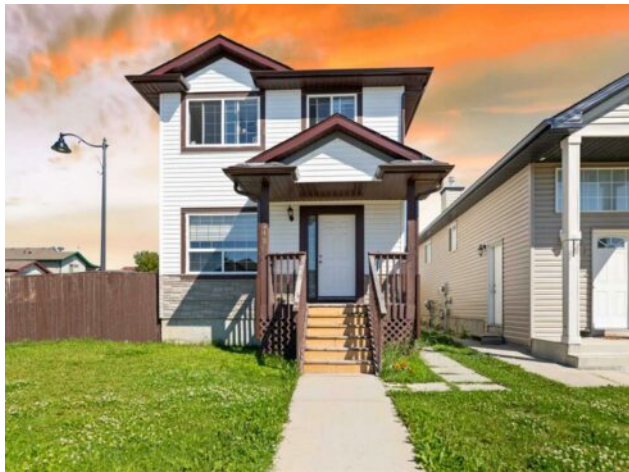


DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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248 Taracove Road NE  
Calgary, Alberta

MLS # A2248786



**\$645,000**

|           |                                                             |        |                   |
|-----------|-------------------------------------------------------------|--------|-------------------|
| Division: | Taradale                                                    |        |                   |
| Type:     | Residential/House                                           |        |                   |
| Style:    | 2 Storey                                                    |        |                   |
| Size:     | 1,428 sq.ft.                                                | Age:   | 2003 (22 yrs old) |
| Beds:     | 6                                                           | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Detached                                      |        |                   |
| Lot Size: | 0.01 Acre                                                   |        |                   |
| Lot Feat: | Back Lane, Back Yard, City Lot, Corner Lot, Street Lighting |        |                   |

|             |                                                                                    |            |     |
|-------------|------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Central                                                                            | Water:     | -   |
| Floors:     | Carpet, Tile, Vinyl                                                                | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                    | Condo Fee: | -   |
| Basement:   | Separate/Exterior Entry, Finished, Full, Suite                                     | LLD:       | -   |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                                                    | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                    | Utilities: | -   |
| Features:   | Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance |            |     |

Inclusions: N/A

**LEGAL BASEMENT SUITE | 6 BEDS | 3.5 BATH | DOUBLE DETACHED GARAGE** Welcome to this beautifully maintained 2-storey home in the desirable community of Taradale! Offering 1400+ sq. ft. of total developed space, this home features a fully LEGAL suite basement with 2-bedroom with separate side entrance—ideal for rental income or multi-generational living. The main floor boasts 9-ft ceilings, an open-concept layout, modern kitchen with granite countertops, elegant cabinetry, large pantry, functional workstation, and a 2-piece bath with a full bedroom. Upstairs features a spacious primary suite with walk-in closet and ensuite, plus 2 more bedrooms and another full bath. The legal basement suite includes 2 bedrooms, a full bathroom, kitchen, and family room—offering excellent flexibility and value. Enjoy the zero-maintenance backyard with large deck, storage shed, and oversized double detached garage. Recent upgrades: new roof, siding, and gutters and soffit fascia . Prime location close to schools, parks, shopping, transit, Stoney Trail & Calgary International Airport. Move-in ready with income potential—book your showing today!