

# \$714,900 - 30 Taracove Way Ne, Calgary

MLS® #A2206602

**\$714,900**

5 Bedroom, 4.00 Bathroom, 1,785 sqft  
Residential on 0.24 Acres

Taradale, Calgary, Alberta

Back in market due to previous buyer mortgage decline by the lender. Motivated seller, send reasonable offer. 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 Dining 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!

Built in 2004



## Essential Information

MLS® #	A2206602
Price	\$714,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,785
Acres	0.24
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	30 Taracove Way Ne
Subdivision	Taradale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 5A4

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front
# of Garages	2

## Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer/Dryer
Heating	Natural Gas, Central, Combination
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	77
Zoning	001

### **Listing Details**

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.