

# \$729,900 - 30 Taracove Way Ne, Calgary

MLS® #A2206602

**\$729,900**

5 Bedroom, 3.00 Bathroom, 1,785 sqft  
Residential on 0.24 Acres

Taradale, Calgary, Alberta

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!

Built in 2004

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2206602    |
| Price          | \$729,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| 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           | Central, Natural Gas, 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 | 6                |
| Zoning         | 001              |

### **Listing Details**

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

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