

**104 Taracove Crescent NE**  
**Calgary, Alberta**

**MLS # A2225474**



**\$774,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,274 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Private, Sloped, Sloped Down		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full, Suite, Walk-Out To Grade
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, French Door, Kitchen Island

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** none

Welcome to This spacious two-story home offers everything you need for comfortable family living. Upstairs, you'll find 4 generously sized bedrooms, including a master suite with its own ensuite bathroom, plus a total of 2.5 bathrooms. The walkout basement features with 3 additional bedrooms, a full bathroom, and a separate entrance—perfect for extended family or potential rental income. An attached double car garage provides ample parking and storage. Enjoy stunning views and privacy as this property backs onto a serene pond, providing a peaceful backdrop to your everyday life. Located in a prime area with easy access to a shopping plaza, schools, parks, and the nearby YMCA, this home is ideal for families looking for convenience and community. A fantastic opportunity in a sought-after location!