



## 246 Taracove Place Calgary Alberta

\$469,999

**\*\*\*OPEN HOUSE OCT.19TH 11AM-1PM\*\*\*** Nestled in a vibrant and highly sought-after community, this charming residence perfectly balances convenience and serenity. Just a leisurely stroll away, you'll find an array of shopping options and the community center, making everyday errands a breeze. Additionally, the property boasts excellent access to major transit systems, ensuring that you're always well-connected to the rest of Calgary. What truly sets this home apart is its stunning backdrop--this property backs onto a picturesque lake, inviting you to enjoy the beauty of nature right in your backyard. With extensive bike and walking paths winding around the lake, outdoor enthusiasts will relish the opportunities for exploration and recreation just steps from your door. Inside, this home offers a welcoming atmosphere with three spacious bedrooms that provide ample room for relaxation and personal space. The fully finished basement adds even more value, featuring an additional large bedroom that can serve as a guest suite, home office, or entertainment area. Recent updates, including new shingles, siding, a new water tank, and a brand new furnace, ensure that this home is not only comfortable but also move-in ready. Enhancing the functionality of this property is the attached front-facing garage, providing convenience and additional storage space while keeping your vehicle protected from the elements. This is more than just a house; it's a lifestyle. Ideal for families, professionals, or anyone looking to embrace the perfect blend of comfort and outdoor living, this property is a rare find. Don't miss your chance to make this lovely home yours! (id:6769)

Family room 18.92 Ft x 15.42 Ft

Laundry room 12.42 Ft x 6.33 Ft

3pc Bathroom 6.42 Ft x 5.92 Ft

2pc Bathroom 3.00 Ft x 7.25 Ft

Living room 17.58 Ft x 12.25 Ft

Dining room 7.33 Ft x 12.75 Ft

Other 5.75 Ft x 7.08 Ft

Kitchen 10.58 Ft x 8.42 Ft

Other 3.75 Ft x 7.17 Ft

Bedroom 10.17 Ft x 10.92 Ft

Bedroom 8.92 Ft x 15.83 Ft

4pc Bathroom 5.08 Ft x 10.17 Ft

Primary Bedroom 12.33 Ft x 19.50 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Rocky View Real Estate

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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