



# 246 Taracove Place Calgary Alberta

\$430,000

Nestled in the heart of Taradale, this 2 storey townhome stands as a testament to thoughtful design and community centric living. Offering 1,338 square feet above grade, 3 beds/2.5 baths, and convenience, making it an ideal choice for families seeking a harmonious living environment. Well maintained complex, featuring new shingles and siding installed in August 2021, immediately captures your attention. The single front attached garage, with a driveway, ensures ample parking space for two vehicles. The complex's recent upgrades, include asphalt paving and fencing completed in the summer of 2024. Stepping through the front door, you're welcomed into a sun drenched main floor, adorned with rich hardwood flooring. The expansive living room, bathed in natural light from its southeast exposure, offers a cozy retreat for relaxation and entertainment. A natural gas fireplace serves as the room's focal point, providing both ambiance and warmth during Calgary's cooler months. Adjacent to the living area, the open concept dining space seamlessly flows into a well appointed kitchen. Enjoy peaceful views of the pond from the deck. A conveniently located half bathroom on this level adds to the home's practical layout. The upper floor, you'll discover three generous sized bedrooms, each featuring engineered hardwood flooring that combines durability with aesthetic appeal. The large primary bedroom offers serene views of the adjacent pond, providing a tranquil backdrop to your daily routine. A full bathroom on this level caters to the needs of a growing family, ensuring comfort and convenience for all. The fully finished basement extends the home's living space. This versatile area includes a spacious recreation room, a 3 piece bathroom, a dedicated storage room, and a laundry area, combining functionality with comfort. One of the home's most distinctive features is its prime lo...

4pc Bathroom 10.17 Ft x 5.08 Ft  
 Primary Bedroom 17.00 Ft x 12.25 Ft  
 Bedroom 10.17 Ft x 13.42 Ft  
 Bedroom 10.08 Ft x 10.92 Ft  
 3pc Bathroom 5.92 Ft x 6.33 Ft

Recreational, Games room 16.67 Ft x 15.33 Ft  
 2pc Bathroom 7.08 Ft x 3.00 Ft  
 Dining room 7.17 Ft x 12.67 Ft  
 Kitchen 8.33 Ft x 10.42 Ft  
 Living room 12.17 Ft x 17.58 Ft

Listing Presented By:



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