



## 300 Taracove Estate Drive Calgary Alberta

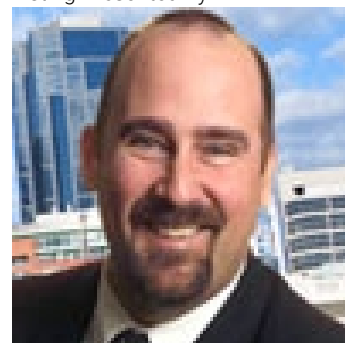
\$805,000

Welcome to this beautifully maintained family home in the heart of Taradale, perfectly situated backing onto a serene pond and walking paths. From the main floor, you're greeted by a bright, open-concept living and dining area with large windows and direct access to a balcony overlooking the water. Upstairs, the home offers a well-planned 3-bedroom layout. The primary bedroom features its own private ensuite, creating a comfortable retreat at the end of the day. Two additional bedrooms are generously sized and share a full 4-piece bathroom, making it a great setup for family or guests. A convenient laundry room on the top floor adds to the everyday practicality of the home. The fully finished walkout basement is a standout feature, designed as a self-contained 2-bedroom illegal suite with a spacious living area, full kitchen, one bathroom, and its own separate laundry. With a private entrance and direct access to the backyard and pond, it offers excellent potential as a comfortable space for extended family. The location completes the package: the property is close to multiple schools of different levels, shopping plazas for daily essentials, and is just a few blocks from a playground, making it an ideal choice for families. With its pond-facing yard, balcony, walkout basement suite, and strong rental potential, this Taradale home delivers both lifestyle and investment value. (id:6769)

Bonus Room 17.00 Ft x 13.58 Ft  
Laundry room 10.00 Ft x 7.25 Ft  
Primary Bedroom 11.50 Ft x 16.08 Ft  
Bedroom 11.75 Ft x 10.42 Ft  
Bedroom 10.42 Ft x 10.58 Ft  
4pc Bathroom 9.75 Ft x 6.75 Ft  
4pc Bathroom 8.00 Ft x 4.75 Ft  
Family room 12.00 Ft x 17.00 Ft  
Bedroom 9.75 Ft x 8.33 Ft

Bedroom 8.75 Ft x 13.50 Ft  
4pc Bathroom 4.75 Ft x 6.75 Ft  
Kitchen 17.00 Ft x 4.00 Ft  
Laundry room 4.08 Ft x 5.00 Ft  
Living room 12.00 Ft x 15.75 Ft  
Kitchen 11.25 Ft x 13.58 Ft  
Dining room 10.33 Ft x 10.42 Ft  
2pc Bathroom 5.17 Ft x 6.75 Ft  
Other 10.42 Ft x 15.00 Ft

Listing Presented By:



Originally Listed by:  
MaxValue Realty Ltd.

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca