

**387 Taracove Estate Drive NE**  
**Calgary, Alberta**

**MLS # A2224412**



**\$661,000**

|                  |                                              |               |                   |
|------------------|----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Taradale                                     |               |                   |
| <b>Type:</b>     | Residential/House                            |               |                   |
| <b>Style:</b>    | 2 Storey                                     |               |                   |
| <b>Size:</b>     | 1,529 sq.ft.                                 | <b>Age:</b>   | 2003 (22 yrs old) |
| <b>Beds:</b>     | 5                                            | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                       |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                    |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Landscaped |               |                   |

|                    |                                                |                   |     |
|--------------------|------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Central                                        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile                                   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding                                   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Quartz Counters, Walk-In Closet(s)             |                   |     |

**Inclusions:** N/A

**LEGAL SUITE | LAKE FACING | NEW ROOF | RECENTLY RENOVATED | NEW KITCHEN & FLOORING | FRESH PAINT** | Welcome to this beautifully renovated home situated on a huge corner lot with stunning lake-facing views. This property features a brand new roof, fresh paint, new flooring, and an updated kitchen with quartz countertops, making it move-in ready. Located close to top-rated schools, grocery stores, train station, genesis centre and walking distance to bus stops, it's perfect for families or investors. The main floor offers a spacious family room, a formal dining area, a stylish new kitchen, and a convenient 2-piece bathroom with laundry. Upstairs, you'll find a large bonus/family room with picturesque lake views, a massive primary bedroom with a walk-in closet and a 4-piece ensuite, a second bedroom that's the size of a typical master, a third generously-sized bedroom, and another full 4-piece bathroom. The fully finished legal basement suite has its own separate side entrance, two spacious bedrooms, a kitchen, a recreation room, separate laundry, and offers excellent rental income potential or space for extended family. This home combines comfort, functionality, and versatility—an ideal place to live and invest.