

119 Taracove Estate Drive NE
Calgary, Alberta

MLS # A2231089



\$777,500

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,933 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Pie Shaped Lot		

Heating: Forced Air

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), No Smoking Home, Pantry, Quartz Counters, Skylight(s), Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: Basement Fridge

Discover the pinnacle of luxury lifestyle in this meticulously upgraded FIVE-Bedroom family home conveniently located near the Genesis Centre, YMCA, Schools, Shopping and Public transportation. With over 2,700 square feet of fully developed living space, this exquisite residence offers everything you desire for a life of comfort and style. Ascend via spacious, maintenance-free concrete stairs to a bright and inviting entrance that leads to a living room, a formal dinning room, the spacious family room, while a cozy corner fireplace adds warmth, A powder room and a main floor office. The Custom Kitchen boasts a corner pantry, KitchenAid appliances, such as the 36-inch 25.8 cubic foot multi-door refrigerator with a platinum interior, 36-inch gas cooktop, 36-inch chimney hood fan, built-in conventional oven, microwave, an island with a farmhouse sink, quartz countertops, and backsplash tiles that flows into the breakfast nook. Adjacent, sun-soaked south-facing patio doors lead to a low-maintenance south-facing deck, offering views of the beautifully landscaped, large Pie Shaped backyard. The bright upper level, featuring a skylight, boasts four spacious bedrooms. The primary bedroom serves as a peaceful retreat, complete with a walk-in closet and private ensuite. Three additional bedrooms and a full bathroom upstairs provide ample space for family or guests, ensuring everyone has their own private sanctuary. The fully finished basement is a true bonus, offering a spacious entertaining area, a full bathroom, an additional bedroom, and a laundry room. With its ample space and egress window, the basement could accommodate a second bedroom and kitchen. Stay cool all summer long with central air conditioning. The Heated Garage is fully insulated, features a SPICE Kitchen, utility sink, and a 240-volt outlet. In recent years, the sellers have invested over \$100,000 in various

upgrades, including Stucco, soffits, garage door, garage opener, Concrete stairs, Vinyl deck and railing, interior laminate flooring, knockdown ceiling, pot lights, bathrooms, kitchen and appliances (2017), Shingles, Main floor windows/sliding door,(2021), Paint and second floor Carpet (2023), Garage Heater and A/C (2022), washer/dryer and landscaping (2024). Do not miss out on the opportunity to own this dream home. Schedule your private viewing today.