

292 Taracove Estate Drive NE
Calgary, Alberta

MLS # A2295120



\$875,000

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|------------------|------------------------|---------------|-------------------|
| Division: | Taradale | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,501 sq.ft. | Age: | 2003 (23 yrs old) |
| Beds: | 7 | Baths: | 5 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Irregular Lot | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Concrete, Mixed, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: N/A

Stunning Walkout Home with Legal Suite | 7 Bedrooms | Backing onto Pond | Over 3,500 Sq Ft of Living Space This exceptional multi-generational home offers 2,501 sq ft above grade plus a fully developed walkout basement with a legal suite, providing both space and income potential. The main floor features a bright and spacious layout with a large kitchen equipped with new stainless steel appliances, a corner pantry, powerful hood fan, oversized island, and a sunny breakfast nook with direct access to the deck overlooking a serene pond. Enjoy an impressive open-to-below living room, formal dining area, and a cozy family room with fireplace. A main floor bedroom and full bathroom add convenience and flexibility. Upstairs, you’ll find 4 generously sized bedrooms plus a den. The home boasts 2 primary (master) bedrooms, both with Jacuzzi tubs and beautiful pond views. The main primary suite includes a luxurious 5-piece ensuite. In total, there are 3 full bathrooms on the upper level. The walkout basement features a legal 2-bedroom suite with a separate entrance and private laundry, currently generating \$1,500/month in rental income, with potential for a third bedroom. The rental income from the legal basement could be used for the mortgage approval as well as a mortgage helper for paying off the mortgage. Recent upgrades include a full replacement of the gutter and eavestrough, a new roof with Class 4 hail-resistant shingles, and a brand-new laundry machine in the basement suite. All the reported hail damage has been repaired with a 10-year workmanship warranty. Double attached garage, Large, fully fenced backyard, Backing directly on a peaceful pond, Close to schools, .and the Genesis Centre This is a rare opportunity to own a spacious, income-generating home in a highly desirable location. A must-see!