

# \$619,900 - 223 Taracove Estate Drive Ne, Calgary

MLS® #A2238955

**\$619,900**

4 Bedroom, 4.00 Bathroom, 1,569 sqft

Residential on 0.08 Acres

Taradale, Calgary, Alberta

Welcome to 223 Taracove Estate Drive, a lovely and well-maintained 2-storey home nestled in the heart of Taradale. Perfectly positioned within walking distance of Shopping, schools, YMCA, walking paths/pond, and public transit, this home offers an unbeatable combination of convenience and charm. Step inside to discover a thoughtfully designed main floor that features a cozy living room with a corner gas fireplace, perfect for unwinding with family and friends. The spacious kitchen comes complete with Rare Find DOUBLE Pantry, upgraded stainless steel appliances, central island, and a dining nook, overlooking the south-facing deck/backyard. This level is designed for both comfort and practicality, 2pc powder room and main floor laundry making it ideal for family life. Upstairs, you'll find a spacious primary suite boasting a walk-in closet, and a bright luxurious 4-piece En-suite. Two additional bedrooms, another full 4pc bathroom complete this level, offering plenty of space for your family. The VERSATILE LOWER LEVEL is perfect for MULTI FAMILY LIVING, features an illegal suite with a second kitchen, living room and a 3-piece bathroom. Over sized Heated Detached garage with two doors & shed offer abundant storage. The exterior of the home was recently updated, with BRAND NEW SHINGLES on both the garage and house, along with new fascia, and downspouts. Perfect for those seeking a blend of style, space & convenience & GREAT VALUE in a



vibrant welcoming community.

Built in 2001

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2238955    |
| Price          | \$619,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,569       |
| Acres          | 0.08        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 223 Taracove Estate Drive Ne |
| Subdivision | Taradale                     |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3J 4R2                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Pantry, See Remarks                                                                                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                               |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |

|                 |                       |
|-----------------|-----------------------|
| # of Fireplaces | 1                     |
| Fireplaces      | Gas                   |
| Has Basement    | Yes                   |
| Basement        | Finished, Full, Suite |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Private Yard               |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 7               |
| Zoning         | R-G             |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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