

# \$805,000 - 300 Taracove Estate Drive Ne, Calgary

MLS® #A2271040

**\$805,000**

5 Bedroom, 4.00 Bathroom, 2,069 sqft  
Residential on 0.10 Acres

Taradale, Calgary, Alberta

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, youâ€™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 rental suite, mortgage helper, or 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.



Built in 2003

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2271040    |
| Price          | \$805,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,069       |
| Acres          | 0.10        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 300 Taracove Estate Drive Ne |
| Subdivision | Taradale                     |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3J4R5                       |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | French Door, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance                                         |
| Appliances        | Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Fireplace(s), Forced Air                                                                                                |
| Cooling           | None                                                                                                                    |
| Fireplace         | Yes                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                       |

|              |      |
|--------------|------|
| Fireplaces   | Gas  |
| Has Basement | Yes  |
| Basement     | Full |

## Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | Balcony, Barbecue                                                           |
| Lot Description   | Creek/River/Stream/Pond, No Neighbours Behind, Rectangular Lot, Sloped Down |
| Roof              | Asphalt Shingle                                                             |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                          |
| Foundation        | Poured Concrete                                                             |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 15th, 2025 |
| Days on Market | 2                   |
| Zoning         | R-G                 |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxValue Realty Ltd. |
|----------------|----------------------|

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