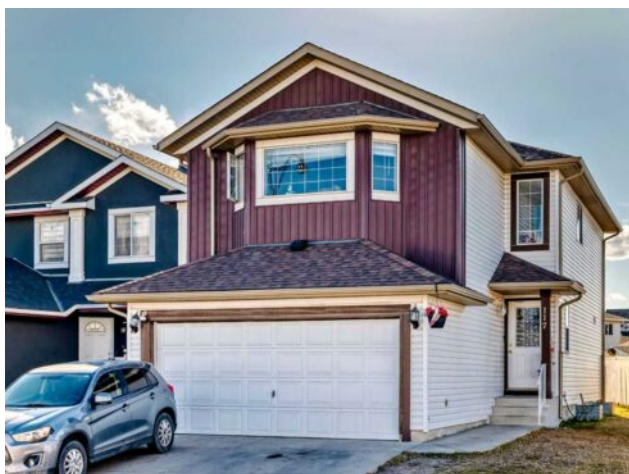


**117 Taracove Crescent NE**  
**Calgary, Alberta**

**MLS # A2213296**



**\$699,999**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,857 sq.ft.	<b>Age:</b>	2002 (23 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 Yard, Lake, Reverse Pie Shaped Lot, See Remarks, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** N/A

Spacious 2-Bedroom Basement with Private Entrance & Prime Location! This well-maintained family home features a total of 5 bedrooms and 3.5 bathrooms, including a 2-bedroom, 1 full bath illegal basement with a separate entrance and brand new laminate flooring being installed. Full kitchen in the basement Shared laundry located in the heated garage Upstairs (3 bed + bonus room, 2.5 bath) currently rented & basement is vacant and ready for move-in Enjoy living in a beautiful 1857 sqft home just steps away from a scenic lake and walking paths, perfect for family outings. Prime Location: Close to Genesis Centre and Saddle Towne LRT Station Near major banks: Scotiabank, RBC, TD Shopping nearby: Chalo FreshCo Walkable access to doctor's clinics, restaurants, and Boston Pizza Great opportunity for small families or working professionals.