

227 Taracove Place NE
Calgary, Alberta

MLS # A2214036



\$399,800

Division:	Taradale		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,340 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Front Yard, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 455
Basement:	Full, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows		
Inclusions:	N/A		

HOME SWEET HOME! Welcome to this charming, FRESHLY UPDATED 2 bedroom plus den WALKOUT TOWNHOUSE with an attached garage, nestled in the heart of Taradale offering amazing value! Perfect for first-time buyers and savvy investors, this PET FRIENDLY gem offers both comfort and convenience in a vibrant community setting. Step inside to discover a bright and airy open-concept living space, enhanced by brand-new vinyl plank flooring throughout. The spacious living room is flooded with natural light thanks to oversized windows and flows effortlessly into the dining area and gourmet kitchen. The kitchen is a dream, featuring ample cabinetry, a large pantry, and brand-new stainless steel appliances. Enjoy your morning coffee or unwind in the evening on the private balcony overlooking a peaceful green space, with easy access to the shopping plaza just behind. Upstairs, a generous den offers the perfect flex space for a home office, family room, bonus room or play area. You'll also find two spacious bedrooms, each with large closets, and a wonderful 4 piece bathroom. The walkout basement is ready for your personal touch, with framing and rough-ins already in place for a future bathroom. There is a ton of space for storage and to be utilized as a recreation room. The laundry area is conveniently located in the basement as well. Located close to all major amenities just a short walk from Genesis Centre, Saddletowne Crossing, schools, restaurants, and public transit, this home offers unbeatable convenience. Don't miss out, book your private viewing of this GEM today!