

## 20 Taracove Crescent NE Calgary, Alberta

**MLS # A2335638**



**\$564,000**

|                  |                                                         |               |                   |
|------------------|---------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Taradale                                                |               |                   |
| <b>Type:</b>     | Residential/House                                       |               |                   |
| <b>Style:</b>    | 2 Storey                                                |               |                   |
| <b>Size:</b>     | 1,332 sq.ft.                                            | <b>Age:</b>   | 2001 (25 yrs old) |
| <b>Beds:</b>     | 3                                                       | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                  |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                               |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot |               |                   |

|                    |                          |                   |     |
|--------------------|--------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air               | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Laminate                 | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | 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>   | Laminate Counters        |                   |     |

**Inclusions:** N/A

Welcome to 20 Taracove Crescent NE, an extensively renovated two-storey home where quality workmanship and meticulous attention to detail are evident inside and out. Thoughtfully completed by an experienced contractor, this home offers the fresh appearance and peace of mind of substantial recent upgrades—including new siding, roof, eavestroughs, flooring, lighting, interior doors, paint, bathrooms (even new toilets), appliances, deck, fencing and more. Step inside to a bright, welcoming main floor designed for comfortable everyday living. The spacious living room flows into the dining area and beautifully refreshed kitchen, complete with new appliances, ample cabinetry and a convenient pantry. Patio doors extend the living space onto the new rear deck and into the newly fenced yard, creating an ideal setting for summer meals, entertaining and outdoor relaxation. A two-piece powder room, main-floor laundry and direct access to the attached garage add everyday convenience. Upstairs, the generous primary bedroom features a walk-in closet and private 4-piece ensuite. Two additional bedrooms, both with excellent closet space, share a second 4-piece bathroom. Every level has been refreshed with cohesive finishes, new flooring, contemporary lighting and crisp paint, creating a clean, move-in-ready atmosphere throughout. The unfinished basement provides excellent storage and a blank canvas for future development—whether you envision a recreation room, home gym, office or additional living space. Extensively renewed, this is a rare opportunity to enjoy a meticulously renovated home without the work, mess or uncertainty of renovating it yourself.