

**292 Taracove Estate Drive NE  
Calgary, Alberta**

**MLS # A2295120**



**\$875,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,501 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Irregular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Stunning Walkout Home with Legal Suite | 7 Bedrooms | Backing onto Pond | Over 3,500 Sq Ft of Living Space This exceptional multi-generational home offers 2,501 sq ft above grade plus a fully developed walkout basement with a legal suite, providing both space and income potential. The main floor features a bright and spacious layout with a large kitchen equipped with new stainless steel appliances, a corner pantry, powerful hood fan, oversized island, and a sunny breakfast nook with direct access to the deck overlooking a serene pond. Enjoy an impressive open-to-below living room, formal dining area, and a cozy family room with fireplace. A main floor bedroom and full bathroom add convenience and flexibility. Upstairs, you’ll find 4 generously sized bedrooms plus a den. The home boasts 2 primary (master) bedrooms, both with Jacuzzi tubs and beautiful pond views. The main primary suite includes a luxurious 5-piece ensuite. In total, there are 3 full bathrooms on the upper level. The walkout basement features a legal 2-bedroom suite with a separate entrance and private laundry, currently generating \$1,500/month in rental income, with potential for a third bedroom. The rental income from the legal basement could be used for the mortgage approval as well as a mortgage helper for paying off the mortgage. Recent upgrades include a full replacement of the gutter and eavestrough, a new roof with Class 4 hail-resistant shingles, and a brand-new laundry machine in the basement suite. All the reported hail damage has been repaired with a 10-year workmanship warranty. Double attached garage, Large, fully fenced backyard, Backing directly on a peaceful pond, Close to schools, .and the Genesis Centre This is a rare opportunity to own a spacious, income-generating home in a highly desirable location. A must-see!