



CORY PELCHAT
 REALTOR®
 GRASSROOTS REALTY GROUP LTD.

780-933-9938
 pelchatsold@gmail.com

248 Taracove Road NE
Calgary, Alberta

MLS # A2248786



\$645,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,428 sq.ft.	Age:	2003 (22 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Street Lighting		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: N/A

LEGAL BASEMENT SUITE | 6 BEDS | 3.5 BATH | DOUBLE DETACHED GARAGE Welcome to this beautifully maintained 2-storey home in the desirable community of Taradale! Offering 1400+ sq. ft. of total developed space, this home features a fully LEGAL suite basement with 2-bedroom with separate side entrance—ideal for rental income or multi-generational living. The main floor boasts 9-ft ceilings, an open-concept layout, modern kitchen with granite countertops, elegant cabinetry, large pantry, functional workstation, and a 2-piece bath with a full bedroom. Upstairs features a spacious primary suite with walk-in closet and ensuite, plus 2 more bedrooms and another full bath. The legal basement suite includes 2 bedrooms, a full bathroom, kitchen, and family room—offering excellent flexibility and value. Enjoy the zero-maintenance backyard with large deck, storage shed, and oversized double detached garage. Recent upgrades: new roof, siding, and gutters and soffit fascia . Prime location close to schools, parks, shopping, transit, Stoney Trail & Calgary International Airport. Move-in ready with income potential—book your showing today!