

## 216 Taracove PL NE

MLS®: C3410570

Beds: 2 Baths: 1.5

### Features

Deck, No Smoking Home, Vinyl Windows

### Includes

Venetian Blinds, Dryer, Dishwasher-Built-In, Hood Fan, Garage Opener-2 Control, Oven-Microwave, Refrigerator, Stove-Electric, Washer

### Site Influences

Flat Site, Park/Reserve, Schools, Shopping Nearby, Public Transportation

### Property

**Type:** Single Family Residential Attached

**Style:** Townhouse

**Age:** 2002

**Front Exposure:** North

**Flooring:** Carpet, Linoleum

**Roof:** Asphalt Shingles

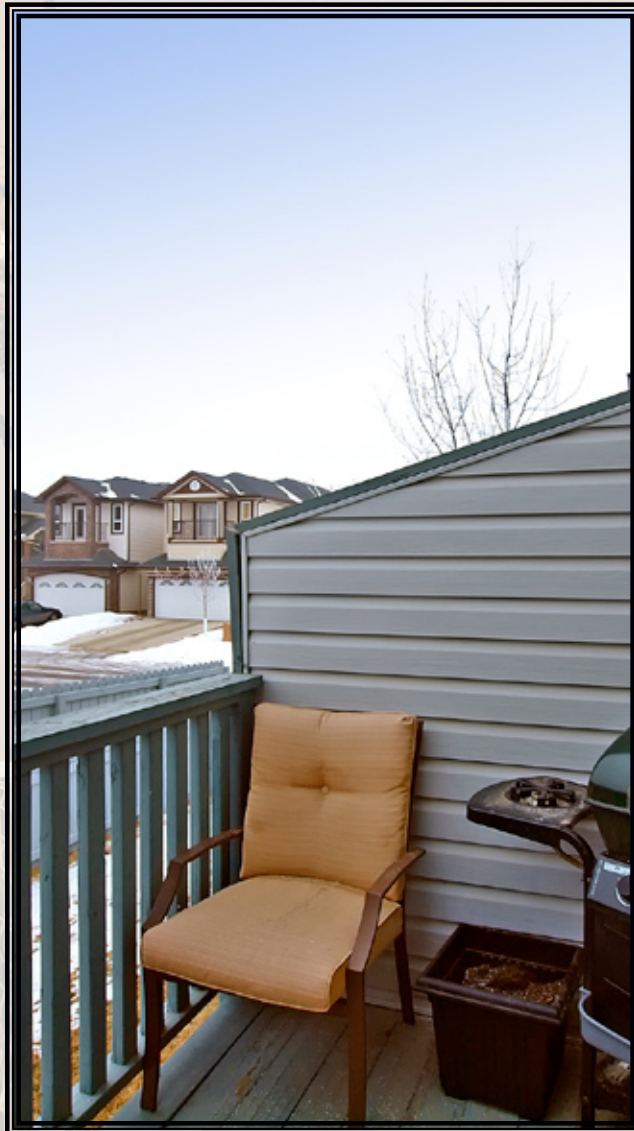
**Exterior:** Vinyl

**Size:** 1249 sqft

**Basement:** Fully Unfinished

**Taxes:** \$1488 / 2009

**Parking:** Single Garage Attached



### Marianne Bladon

Realtor

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**Taravista**

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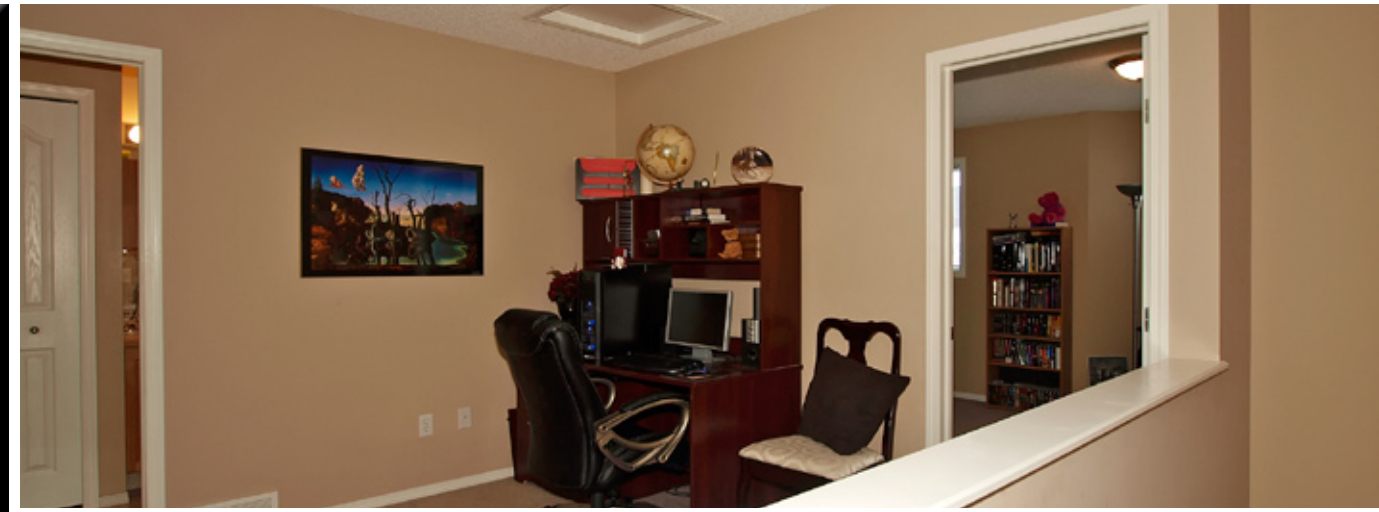
TARAVISTA - Calgary



*Taradale is located on the extreme northeast edge of the built-up area of Calgary. It is bounded by the communities of Saddle Ridge to the north, Falconridge to the south, and Martindale to the west. The Calgary International Airport is also located to the west of Taradale. The topography of this community is essentially flat with a gradual slope from the northeast to the southwest. Taradale was annexed to the City in 1961, yet development did not occur until 1984. The predominant form of development within this community is low density residential, however, most of the land is currently undeveloped.*



Show home condition! This contemporary townhome offers all the extras on your list. Kitchen offers lovely oak cabinetry, upgraded black appliances, stylish light fixtures and Blanco kitchen sink with delta fixtures. Dining room /living combination is flooded with natural light from large south facing windows. The modern corner tiled fireplace adds warmth and style. Your sunny south facing deck is great for barbaques and just a



short walk to the community lake. The second level offers two very large bedrooms separated by a computer/reading area. Cable and telephone outlets are in every room for your convenience. The attached garage is insulated and offers keypad entry for your convenience. This desirable location offers proximity to c-train (5 minute walk), shops, lake and the new Genesis Community Center, currently being constructed.

