



GRASSROOTS

REALTY GROUP

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**130 Taravista Court NE
Calgary, Alberta**

MLS # A2311363



\$565,000

Division:	Taradale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	956 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Gentle Sloping, Irregular Lot, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, High Ceilings, Kitchen Island, Recessed Lighting, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

In the centre of a family friendly court in the quiet side of Taradale, this home begins with something truly special… a sense of community. Here, there is room for life to unfold. Ample parking welcomes friends and family with ease, while summer days are naturally filled with backyard barbecues, evening walks along nearby trails, and spontaneous trips to the playground and green space just steps away. Come inside and the story continues with soaring ceilings and an abundance of natural light pouring through expansive west facing windows. The heart of the home, a beautifully renovated kitchen, shines with stainless steel appliances, a functional island with added storage, and a corner pantry thoughtfully designed with custom shelving. The open concept main floor creates a seamless flow, anchored by a cozy corner fireplace and a generous dining area made for gathering and connection. Upstairs, two well appointed bedrooms offer comfort and organization with built in closet systems, while the renovated bathroom elevates daily living with an oversized shower and multiple shower heads. The third level opens into a space designed for both relaxation and entertainment. A fully wired 7 channel surround sound system, in ceiling HDMI setup for a projector, and 2 additional built in speakers upstairs create an immersive home theatre experience. A custom wet bar completes the setting, making it effortless to host unforgettable movie nights and celebrations. From here, step out to over 900 square feet of patio space where outdoor living takes center stage. A BBQ pergola with gas line, firepit area, and two storage sheds enhance both function and enjoyment, all complemented by an oversized, HEATED 22' x 28' double detached garage with 220 V panel. The lower level continues to impress with a spacious bedroom, dedicated laundry room, and ample

storage for every stage of life. Perfectly positioned with quick access to major routes, shopping, schools, and community centres, this home offers both convenience and connection. Come and experience a home where every detail has been considered and every space invites you to stay just a little longer.