



GRASSROOTS
REALTY GROUP

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59 Taravista Street NE
Calgary, Alberta

MLS # A2313729



\$549,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,303 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Lawn, Rectangular 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:	See Remarks		

Inclusions: N/A

This 4 bed, 3.5 bath home in Taradale offers around 1,300 sqft of living space and has been genuinely well looked after. Main floor features a bright living room with large windows, recently updated kitchen with nook, dining room, and main floor laundry. Upstairs has 3 bedrooms including a master with walk-in closet and 4-piece ensuite. Fully finished basement with family room, full kitchen, bedroom, and full 4-piece bathroom adds even more usable space. Backyard features a west-facing deck with tons of afternoon sun, professionally landscaped front and back, fully fenced, and is steps away from green space and a bike path. Large double detached garage completes the package. Furnace, hot water tank, and kitchen all updated within the last 5 years. Pride of ownership evident in every room. Located close to schools, shopping, and transit making this an ideal spot for families or anyone who values convenience. Homes like this don't come up often in Taradale - a must see!