



**39 Taravista Drive NE
Calgary, Alberta**

MLS # A2322836



\$719,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,238 sq.ft.	Age:	2001 (25 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Cleared, Corner Lot, Lawn, No Back Lane, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: Basement appliances: Range, refrigerator

LOCATION, SPACE & VIEWS! Welcome to this beautifully maintained and extensively updated two-storey NORTH FACING walkout home in the heart of Taradale, offering over 3 levels of over 3000 SQFT functional living space with 6 bedrooms plus a den and 3.5 bathrooms. The main floor features soaring open-to-above ceilings, a spacious front den/office, formal dining area, convenient main-floor laundry, and a bright family room with a cozy gas fireplace and hardwood flooring throughout. The upgraded kitchen is designed for both everyday living and entertaining, showcasing raised-panel oak cabinetry, quartz countertops, tiled backsplash, stainless steel appliances, a gas stove, and a large pantry. Step outside to the expansive deck and enjoy stunning pond views, creating the perfect setting for relaxation and outdoor gatherings. Upstairs, the spacious primary retreat offers a luxurious 5-piece ensuite, while three additional bedrooms, a generous loft, and a full bathroom complete the upper level. The fully finished walkout basement features an illegal suite with 2 bedrooms, a full bathroom, separate laundry, a full kitchen, and a large living area, providing excellent flexibility for extended family living. Additional highlights include a double attached garage and ample street parking. Ideally located just minutes from schools, shopping, public transit, Saddletowne LRT Station, the Genesis Centre, and numerous amenities. This exceptional property combines space, comfort, and an unbeatable location with picturesque pond views. A fantastic opportunity for families seeking room to grow.