



**GRASSROOTS**  
REALTY GROUP

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**339 Taravista Street NE**  
**Calgary, Alberta**

**MLS # A2230834**



**\$545,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,123 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

Welcome to 339 Taravista Street NE, a spacious and move-in-ready 4-bedroom, 3-bathroom home offering over 1,500 sq ft of thoughtfully designed space across all three levels. Featuring a newer ROOF and oversized 2-car detached garage, both completed in 2020 this home is perfect for a young family or 1st time home owners. The main floor boasts stylish and durable laminate plank flooring, a cozy gas fireplace in the bright and open living room, and a functional kitchen that overlooks the south facing backyard. With clean white appliances and a dedicated dining area, it's an ideal space for family meals and entertaining. In addition this home offers a fully finished basement perfect for an extra family room, guest space, or a home office. Step out onto the large deck which give you access to a generous backyard, perfect for summer barbecues, gardening, or playtime with kids and pets. The oversized double garage offers ample room for vehicles, storage, or a workshop. Located in the heart of Taradale, this home is just steps from schools, parks, walking paths, playgrounds, and all major amenities including grocery stores, restaurants, transit options, and the Genesis Centre. This is a wonderful opportunity to live in a vibrant, family-friendly community with everything you need just minutes away!