



**GRASSROOTS**  
REALTY GROUP

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**11 Taravista Gardens NE**  
**Calgary, Alberta**

**MLS # A2233454**



**\$514,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,290 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, See Remarks		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

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

**Inclusions:** NONE

This beautiful well kept and cozy home is perfect for families or first-time buyers. The main floor features a welcoming living room and a functional kitchen with sleek stainless steel appliances, dining area and a powder room. Upstairs, you'll find three comfortable bedrooms, including a spacious primary suite with a walk-in closet and private 4 pc ensuite. The two additional bedrooms share a full bath, ideal for kids or guests. The basement is unfinished and ready for your personal touch—create a rec room, gym, or additional living space to suit your needs. easy to maintain backyard and a good size double detached garage. close to schools, transportation, parks, and more amenities. Don't miss this great opportunity to own a warm and inviting home with room to grow!