



**32 Taravista Crescent NE  
Calgary, Alberta**

**MLS # A2247875**



**\$589,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,664 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
<b>Inclusions:</b>	N/A		

Welcome to this beautifully designed and fully finished home offering comfort, functionality, and income potential. With a total of 5 bedrooms and 3.5 bathrooms, this home includes a 1-bedroom basement — complete with a full kitchen, spacious living area, 4pc bathroom, and private laundry — perfect for extended family. The main floor features two bright and inviting living areas, including a cozy family room and a large open-concept kitchen with ample cabinetry. A convenient 2-piece bathroom completes the main floor. Upstairs, you will find 4 generously sized bedrooms, including a primary suite with a private 3pc ensuite, and a shared 4pc bathroom — ideal for growing families. Step outside to enjoy the landscaped backyard, a good-sized deck and patio, fully fenced with alley access for added convenience. Located just minutes from Saddletown LRT Station, bus stops, schools, grocery stores, parks, and all essential amenities, this home offers unbeatable value for both families and savvy investors. Don't miss this incredible opportunity — schedule your showing with your favourite Realtor today!