



**GRASSROOTS**  
REALTY GROUP

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**39 Taravista Mews NE**  
**Calgary, Alberta**

**MLS # A2257001**



**\$549,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,410 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Paved, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to 39 Taravista Mews NE, a beautifully maintained home on a quiet cul-de-sac with a park right across the street, featuring a **“huge pie-shaped lot”**, **“oversized double garage”**, and a **“one-bedroom illegal basement suite with side entry”**. The main floor showcases **“new flooring”** and a bright, spacious living room with a bay window, while the kitchen offers a corner pantry, ample cabinet space, and access to a large deck—perfect for entertaining. Upstairs, the **“vaulted master bedroom”** includes a **“unique loft space”**, ideal as a retreat or home office, accompanied by two additional bedrooms and a 4-piece bath. The **“fully finished basement”** offers great rental potential with a large family room, full kitchen, and updated bathroom. With thoughtful design, ample space, and incredible location, this home is the perfect blend of comfort, functionality, and value