



GRASSROOTS
REALTY GROUP

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**215 Taravista Drive
Calgary, Alberta**

MLS # A2262332



\$565,000

Division:	Taradale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,076 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: none

LOCATION LOCATION LOCATION! Step into this beautifully bright and lovingly cared for home, perfectly positioned right across from a school and just steps away from serene green space, most importantly minutes away from all amenities! Tim Horton's, Shoppers, Fresh co and Saddle Towne Train Station! From the moment you enter, you're welcomed by crisp white walls, a flood of natural light, and a layout designed for both comfort and connection. The main floor features two generously sized bedrooms, a 4-piece bathroom, and a private primary retreat complete with its own full ensuite. The open concept living room, dining area, and functional kitchen create a warm, inviting atmosphere that makes everyday living feel effortless. Downstairs, discover a beautifully finished (illegal) suite with its own separate entrance offering exceptional flexibility with two additional bedrooms, a full bathroom, a second kitchen, and a spacious rec room ready for movie nights, guests, or rental potential. Neat, cozy, and full of possibility, this home checks all the boxes comfort, charm, and a location that truly enhances your lifestyle.