



**101 Taravista Crescent  
Calgary, Alberta**

**MLS # A2288682**



**\$559,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,482 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Irregular Lot		

<b>Heating:</b>	Standard, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<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-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		

**Inclusions:** None

Spotless and ready to move in, 2 Storey Home, Main floor features separate living room and family room with fireplace, kitchen, breakfast nook opening to backyard with deck for summer barbeque. 2nd floor has 3 spacious bedrooms, master with ensuite full washroom, another 2nd bathroom. Basement is fully finished M.I.L Suite (illegal)with separate entrance, has 2 good sized bedrooms , second kitchen and full washroom. Good Potential for extra rental income. Double car Garage for your convenience House located on Crescent-quiete location, close to all amenities and transit.. Book Showing with your favorite Realtor.