



**137 Taravista Crescent NE
Calgary, Alberta**

MLS # A2296110



\$569,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,339 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters		

Inclusions: Basement Suite Appliances

Located Near CBE Ted Harrison School | Incredible Location | Beautiful Renovation | Sparkling Quartz Countertops | Brand New Stainless Steel Appliances | Full Height Cabinets | Wide Plank Flooring | LED Lighting | Bay Windows | Ample Natural Light | Great Living Space | Main Level Laundry | 3 Upper Level Beds & 2 Bathrooms | 1 Bedroom Basement Suite(illegal) | Separate Side Entry | Basement Laundry | Open Floor Plan | Sizeable Bedroom & 4pc Bath | .Great Storage | Large Backyard | Deck | Rear Double Detached Garage | Alley Access. Pack your bags and move into this gorgeously renovated 2-storey home boasting 1,339 SqFt on the main and upper levels with an additional 608 SqFt in the 1 bedroom basement suite(illegal). This home is full of upgrades; main level brand new stainless steel appliances, quartz countertops, wide plank flooring an and more! The front door opens to a foyer with great closet space for a tidy and organized area. The foyer leads directly into the front living room with large bay windows filling the home with great natural light. The open floor plan living and family room makes it a great space to volunteer your home for holiday parties. Your fully upgraded kitchen is outfitted with sparkling quartz countertops, white gloss finished cabinets, bold black hardware, full height upper cabinets, and great storage. The kitchen is paired with a corner pantry which is great for dry goods storage. The open kitchen and dining rooms are great for spending time with family while you prepare and enjoy your meals. Off the dining room is sliding glass doors that lead to the spacious rear deck & backyard. The main level is complete with a 2pc bath your stacked washer/dryer set. Upstairs holds 3 bedrooms all a great size 2 bathrooms. The primary bedroom has a private 3pc ensuite bath with a walk-in shower and single vanity with storage below. Bedrooms 2

& 3 share the 4pc bath with a tub/shower combo. Downstairs, the 1 bedroom basement suite(illegal) has a separate side entry and its own laundry making it a completely independent level in this home. The basement has an open concept kitchen and rec room allowing a flexible and comfortable living space. The basement kitchen has gloss finished full height cabinets, new white appliances and quartz countertops. The bedroom is sizeable and just outside is the 4pc bathroom with a tub/shower combo, large vanity and also holds the washer & Dryer. The basement has great closet storage too! Outside, this home has an incredible backyard, fully fenced for privacy! The deck is expansive and ready for a great outdoor dining or lounge set. The location of this home can't be beat; 2 blocks from the CBE Ted Harrison School, parks, playgrounds, shopping and all amenities! Hurry and book your showing at this incredible home today!