



286 Taravista Drive NE
Calgary, Alberta

MLS # A2159801



\$834,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,538 sq.ft.	Age:	2006 (18 yrs old)
Beds:	6	Baths:	3 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island		

Inclusions: none

DO NOT MISS THIS METICULOUSLY UPGRADED HOME, WHERE NO DETAIL HAS BEEN OVERLOOKED AND EVERY SPACE HAS BEEN THOUGHTFULLY REDESIGNED. APPROXIMATELY \$200,000 IN TOP TO BOTTOM RENOVATIONS WITH BEAUTIFUL BASEMENT SUITE, ALTHOUGH ILLEGAL NOW, BUT WAITING FOR THE FINAL INSPECTION BY CITY OF CALGARY TO APPROVE AS LEGAL BASEMENT SUITE. MAIN FLOOR BEAUTIFUL WHITE EXTENDED KITCHEN CUPBOARDS, 10X5 HUGE ISLAND, SPICE KITCHEN WITH GAS COOKTOP. THERE ARE 4 BEDROOMS UPSTAIRS, MASTER WITH 5 PCE UPGRADE ENSUITE, WITH DOUBLE SINK, LAUNDRY UP STAIR, SECOND BEDROOM WITH HALF BATH EN SUITE, 2 MORE GOOD SIZE BEDROOMS WITH COMMON BATH AND BONUS ROOM. BASEMENT FULLY DEVELOPED WITH 2 BEDROOMS AND DEN/STORAGE ROOM (ILLEGAL SUITE) WITH SEPARATE ENTRANCE. LONG LIST OF UPGRADES, GRANITE COUNTERTOPS, POT LIGHTS THROUGHOUT THE HOUSE, 9' CEILING ON THE MAIN FLOOR, HEATED, INSULATED AND DRYWALLED DOUBLE FRONT GARAGE. THE BACKYARD TRANSFORMS INTO A SUMMERTIME HAVEN WITH ITS LOW MAINTENANCE LANDSCAPE AND ENHANCED DECK. WALK TO TARADALE ELEMENTARY (K-4), OUR LADY FATIMA SCHOOL (K-6), TED HARRISON SCHOOL (5-9), NELSON MANDELA HIGH SCHOOL, GENESIS CENTRE AND SADDLETOWNE SHOPPING CENTRE. PUBLIC TRANSPORTATION IS ON THE DOOR STEPS. INSURANCE CLAIM FOR THE HAIL DAMAGE IS ALREADY IN PROCESS, ALL THE DAMAGE WILL BE FIXED BEFORE POSSESSION.