



GRASSROOTS
REALTY GROUP

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31 Taravista Street NE
Calgary, Alberta

MLS # A2200582



\$529,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,274 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, On Street, Parking Pad, Paved		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions:	N/A
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Welcome to this FULLY UPDATED, CUSTOM-BUILT, green space-backing, home. This home features a unique floor plan with an open to below area, perfect for entertaining. Recently renovated! The main floor consists of an open floor plan with a large living area, spacious kitchen with island and a dining area and an open to below. The upper level features two SPACIOUS bedrooms, including a primary suite with dual closets and a spa-like ensuite, a second bedroom with full bathroom and a loft/den area. The lower level features a bedroom and massive family room with a gas fireplace. The home is fully fenced, with a deck, and parking pad (designed for a double garage). There is a paved back alley and green space behind the home. Close to schools, transit and shopping! Don't miss this chance to own this unique family home - book a viewing today!