



**GRASSROOTS**  
REALTY GROUP

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**86 Taravista Gardens NE**  
**Calgary, Alberta**

**MLS # A2205330**



**\$499,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,242 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Carport, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Smoking Home, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Well kept, clean Semi Detached with beautiful updates in Taradale! On a pie shaped lot with double car port and RV parking in the rear. This 3 bedroom 1.5 bath home in a quiet cut-de-sac is waiting for its new owner to continue to create wonderful memories! Plenty of morning light floods the Large kitchen with S/S appliances, (hood fan exempt) plenty of cupboard and counter space and a corner sink overlooking the large backyard! Spacious dining area for intimate or family gatherings. Main floor living room offers enough space for a large sectional and additional furniture if needed. Laundry is found in the main floor 2 piece bathroom with plenty of built in cabinetry. Upstairs you'll find 3 bedrooms, Primary offers a sizeable space, feature wall and huge walk in closet. Main bath offers a defog mirror and plenty of storage space in the vanity for all of your extras without the clutter. Partially finished downstairs offers a rec room, rough in plumbing, and a sizeable utility room for all that extra storage!. Walk out on to your elevated deck to enjoy your summers, which also features a fire pit in the back yard! Close to schools, shopping, main routes and amenities! Carpet and shingles replaced in 2018.