

**107 Taravista Street NE
Calgary, Alberta****MLS # A2279008****\$539,900**

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,106 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows

Inclusions: n/a

Welcome to this beautifully maintained two-storey home backing onto green space, featuring a fully developed basement (illegal suite) and an oversized double detached garage, located in the heart of the vibrant community of Taradale. The main level offers a bright open-concept living space flooded with natural light, creating a warm and welcoming atmosphere. The well-appointed kitchen features ample cabinetry and flows seamlessly into the dining area with peaceful backyard views. A convenient 2-piece powder room completes this level. Step outside to enjoy the large deck and fully fenced backyard, perfect for entertaining or relaxing year-round. Upstairs, you'll find a spacious primary bedroom, along with two additional generously sized bedrooms and a full bathroom, ideal for growing families. The fully developed basement (illegal suite) includes one bedroom, a full bathroom, and a kitchen, offering excellent potential for rental income or extended family living. Enjoy privacy, green space views, and quick access to schools, shopping, transit, parks, and all major amenities. An exceptional opportunity for homeowners and investors alike; don't miss out!