

**117 Taravista Way NE**  
**Calgary, Alberta**

**MLS # A2176500**



**\$465,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,493 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<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>	See Remarks		

**Inclusions:** None

This is a great change to own a large semi-detached home for a great price! 1,493 square feet, single attached garage, huge West facing back yard only steps to Ted Harrison School. The large entry to this home is perfect for busy families and leads right into the open main floor layout. The main floor isn't the only place to hang out though! Upstairs this home has a large bonus room with vaulted ceilings. 3 bedrooms up including a primary bedroom with walk-in closet and 4-piece ensuite bathroom. Looking for a little more developed space? The unfinished basement is plenty big enough for another bedroom and large family room. This home is ready for a little TLC and could be yours at a great price!