

**31 Taravista Street NE**  
**Calgary, Alberta**

**MLS # A2200582**



**\$529,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,274 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, On Street, Parking Pad, Paved		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Rectangular Lot, See Remarks		
<b>Heating:</b>	Forced Air, Natural Gas		
<b>Floors:</b>	Ceramic Tile, Vinyl Plank		
<b>Roof:</b>	Asphalt Shingle		
<b>Basement:</b>	Finished, Full		
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame		
<b>Foundation:</b>	Poured Concrete		
<b>Features:</b>	Open Floorplan		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>Condo Fee:</b>	-		
<b>LLD:</b>	-		
<b>Zoning:</b>	R-G		
<b>Utilities:</b>	-		

**Inclusions:** N/A

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!