

\$480,000 - 85 Taravista Way Ne, Calgary

MLS® #A2159985

\$480,000

4 Bedroom, 2.00 Bathroom, 1,160 sqft

Residential on 0.06 Acres

Taradale, Calgary, Alberta

Immediately be impressed as you enter this very well maintained and lovingly cared for 2 storey PACESETTER PREVIOUS SHOW HOME! With a highly functional lay-out, you are greeted with a spacious entry and abundance of natural light throughout the home from the many over sized windows. Bright and airy main floor living room featuring built-in ceiling speakers. As you walk in, you are lead to a well designed kitchen featuring white cabinetries, pantry, tile back splash and ample counter space. Adjacent is a generous sized dining area which can easily accommodate a 6-seater dining table. A 2-piece guest bathroom and convenient laundry area complete the main floor. On the upper level you will find a large owner's suite big enough for a king bed and all other furniture needs with own MASSIVE WALK-IN CLOSET SPACE. 2 other good sized secondary bedrooms share the spacious main bathroom with a bathtub and custom vanity. Downstairs is a FULLY FINISHED and PROFESSIONALLY DEVELOPED basement offering recreation room/ family room and a 4th Bedroom. Head outside and you will fall in love in the fully fenced and STUNNING BACKYARD OASIS where outdoor living is truly a dream as you enjoy summer days and BBQ, watching your kids and pets play or just merely gardening, relaxing and loving the outdoor life! Gorgeous brick patio complete with its own pergola, manicured grass, beautiful landscaping with flowering trees and



shrubs all providing enjoyment and privacy. It has back lane and gravel pad providing plenty of space to park or build your future double garage. Prime location in the family-friendly community of Taradale, you will enjoy the many wonderful amenities including the benefits of living close to the schools (Ted Harrison, Taradale School, Our Lady of Fatima), bus stops, parks and bike paths, shopping, and easy access to all major roads. Did I mention that this house has a NEW FURNACE (2023) and NEW ROOF (2022)? A lucky family will start new memories in this beautiful home with over 1,600 square feet of developed space, why not make it you?

Built in 2000

Essential Information

MLS® #	A2159985
Price	\$480,000
Sold Price	\$478,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,160
Acres	0.06
Year Built	2000
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	85 Taravista Way Ne
Subdivision	Taradale
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3J 4K8

Amenities

Parking Spaces 2

Parking Alley Access, Off Street, On Street, Parking Pad

Interior

Interior Features Laminate Counters, Open Floorplan, Storage, Vinyl Windows

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Garden, Private Yard

Lot Description Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Landscaped, Street Lighting, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 22nd, 2024

Date Sold September 23rd, 2024

Days on Market 32

Zoning R-2

HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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