

**137 Taravista Crescent NE  
Calgary, Alberta**

**MLS # A2278191**



**\$520,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,317 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden		

<b>Heating:</b>	Standard, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Pantry		
<b>Inclusions:</b>	N/A		

Welcome to 137 Taravista Crescent, a well maintained home proudly owned by its original owner since 2001. This spacious property offers 4 bedrooms and 3.5 bathrooms, providing an ideal layout for families seeking comfort and functionality. The home has been exceptionally cared for, with major updates including new roofing and siding completed in 2024, offering added peace of mind. Generous living spaces and well sized bedrooms make this home both practical and inviting. A standout feature is the oversized garage. While it has a single door, the interior offers ample room for multiple vehicles, storage, or a workshop setup. Situated on a quiet crescent in the established community of Taradale, close to schools, parks, shopping, transit, and everyday amenities. Call your favourite Realtor today to make this home yours!