



GRASSROOTS
REALTY GROUP

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**33 Tuscany Springs Circle NW
Calgary, Alberta**

MLS # A2217259



\$799,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,635 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectang		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows

Inclusions: tv wall mounts

Rare opportunity in this fully developed home with a walk-out basement, SW-facing yard, & backing to a park/greenspace in desirable Tuscany! Fantastic location just a 10 min walk to LRT station; Close to schools & sports complex; Quiet street! Step in to a bright main floor with newer hardwood flooring. An updated kitchen offers full height espresso cabinetry with crown moulding & lower valance with lights, stainless steel appliances, granite counters, travertine backsplash, a central island with raised stool bar, pull out pantry, and a great dining area. Generous living room with a corner gas fireplace! A private 2-pce main bath plus convenient laundry/mudroom. Upstairs, a beautiful bonus room has a vaulted wood ceiling and built-in surround sound. A large primary bedroom has a ceiling fan, big walk-in closet, and a 4-pce ensuite bathroom with a large separate glass shower, separate soaker tub, slate tile floor, and spacious vanity. Two good sized kids' rooms plus a 4-pce bathroom completes the upper level. The fully finished walk-out basement was completed with permits and has an expansive rec room, large 4th bedroom, 3-pce bathroom, and remaining storage. A double attached garage has extensive built-in shelving. Hunter Douglas blinds; NEW hot water tank; new siding in 2017; new shingles in 2017. Pet free home. Step out from the dining room to a huge raised deck with beautiful views of the greenspace and a glass railing. The basement walks-out to a massive covered deck and fully landscaped SW-facing private yard.