



GRASSROOTS
REALTY GROUP

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114 Tuscany Vista Point NW
Calgary, Alberta

MLS # A2225498



\$769,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,844 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, No Neighbours Behind, Rectangular Lot, See Remarks, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Kitchen Island		

Inclusions: n/a

Beautiful family home, fully developed 2 story backing onto utility right of way with views of mountains and golf course. Large rear sunny west facing deck and yard. Family kitchen with all stainless steel appliances including a gas stove and breakfast nook. Main floor family room with gas fireplace and eating nook with bright sliding doors onto rear deck. Main floor laundry. Upstairs has a large bonus room with many windows for natural light. 3 bedrooms, master has a 4pce ensuite with corner soaker tub and separate shower. Lower level has a huge rec room with wet bar and a 3pce bathroom. Great home in the community of Tuscany.