



GRASSROOTS
REALTY GROUP

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89 Tuscany Meadows Close NW
Calgary, Alberta

MLS # A2231845



\$675,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,574 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

A well-designed 2-storey Willow Park plan by Cardel located on a quiet cul-de-sac in the highly desirable community of Tuscany. This 1,574 sq ft home offers a functional layout with an open floor plan, large windows, and neutral finishes. The main floor features oak hardwood flooring, a spacious island kitchen with a pantry, a dining area, and a living room with a cozy gas fireplace. A main-floor laundry room and a 2-piece bath add to the convenience. Step outside to the large deck, perfect for outdoor entertaining. Upstairs, you'll find a generous bonus room, ideal for a second living space or home office. The primary bedroom includes a 4-piece ensuite with a soaker tub, while two additional bedrooms share a separate 4-piece bath. Backing onto a green belt and just steps from a playground, this home is in a prime location close to schools, parks, pathways, and all the amenities Tuscany has to offer. Don't miss this fantastic opportunity—schedule your viewing today!