



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**207 Tuscany Glen Park NW
Calgary, Alberta**

MLS # A2235291



\$1,199,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,577 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped, Pie Shaped Lot		

Heating:	In Floor, Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Kitchen Island, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Shed

5-BEDROOM HOME in amazing and desirable Tuscany Hillside Estates includes all the upgrades of today's affluent homes. Situated on a huge, fully landscaped pie lot in a quiet street, you will not be disappointed and this home ticks off all the boxes. The main floor sprawls with an amazing kitchen with loads of storage, stainless appliances, granite counters and a cozy family feel. Step into the dedicated dining room or the adjacent oversized office with room for a few people to work from home or jump into your dedicated main floor laundry room. The upper floor boasts 4 generous-sized rooms including a primary suite with large walk-in closet and perfect ensuite with double vanity and separate tub and shower. Upper floor also features another full bath and a loft area that can be a play room, 2nd office or another TV area. The lower level is well appointed with a 5th bedroom or gym another full bath and ample room for entertaining or for the kids to run around and play. Central air conditioning, in-floor heat thru the fully developed basement, underground Sprinklers and an oversized professionally Landscaped yard with lots of room to throw the football around. This the perfect family home on one of the nicest streets in Tuscany!!! This one is a must see!!! OPEN HOUSE SATURDAY AUG. 16TH 1:00-4:00!!