



GRASSROOTS
REALTY GROUP

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39 Tuscany Springs Place NW
Calgary, Alberta

MLS # A2248081



\$606,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,322 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Low		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Are you ready....Rare opportunity to MOVE IN OR INVEST in this 2 Bedroom/2.5 bath home located in the established community of Tuscany within walking distance to LRT and BUS transit. Inviting front porch welcomes you into this bright, open-concept home where the living room is separated from the kitchen by a striking 3-sided fireplace. The maple kitchen features a tiered island, corner pantry, with plenty of counter and cabinet space. French doors lead to a large back deck overlooking the spacious yard with a double detached garage. Upstairs, you'll find two spacious master bedrooms, each with its own ensuite, plus a convenient office/computer nook. Additional features include, basement laundry, and an unspoiled lower level ready for your ideas. Upgrades include H2O tank, 2025, furnace maintained during ownership, kitchen appliances newer. This property is close to Stony Trail for easy commuting. shopping and schools close by. Book your viewing....