



**GRASSROOTS**  
REALTY GROUP

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**39 Tuscany Springs Place NW**  
**Calgary, Alberta**

**MLS # A2248081**



**\$625,000**

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

**Heating:** Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Vinyl Siding, Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Inclusions:** N/A

Rare opportunity to move in or invest in this 2 Bedroom/2/5 bath home located in the established community of Tuscany. The 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, and plenty of counter and cabinet space. French doors lead to a large back deck overlooking the oversized 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 Ideally located near the LRT, bus routes, and Stony Trail for easy commuting. shopping and schools close by. Book your viewing....