

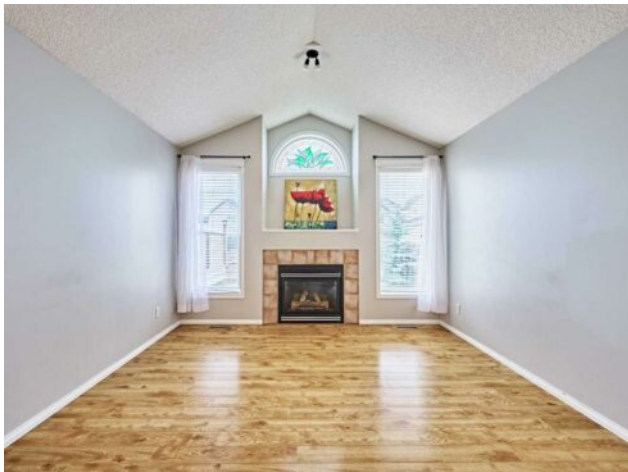


GRASSROOTS
REALTY GROUP

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**145 Tuscany Springs Way NW
Calgary, Alberta**

MLS # A2249220



\$619,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,354 sq.ft.	Age:	2001 (24 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s)		

Inclusions: none

Beautiful & Well-Maintained 2-Storey Home in a Prime Location! Welcome to this stunning 2-storey home, ideally situated on a quiet street close to schools, parks, pathways, the C-Train, shopping, and more! The main floor features a spacious entry with a 2-piece bath, a bright family room with large bay windows, a welcoming living room with vaulted ceilings and a cozy gas fireplace, plus a dining area and functional kitchen with stainless steel appliances, a corner pantry, and abundant counter space. Step outside to enjoy the west-facing backyard complete with a very large deck, mature trees, and a double detached garage. Upstairs, you'll find a sun-filled primary bedroom with a walk-in closet and 4-piece ensuite, along with two additional bedrooms and a full 4-piece bath. The recently renovated basement offers even more living space, including a comfortable rec room, two large bedrooms, a beautifully upgraded 4-piece bathroom, and a laundry/utility room for your convenience. Bonus: The house has a brand new roof! This home combines comfort, function, and a fantastic location — a true must-see!