



**GRASSROOTS**  
REALTY GROUP

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**90 Tuscany Springs Heights NW**  
**Calgary, Alberta**

**MLS # A2252197**



**\$622,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,454 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Refrigerator in Garage. Remote controls for garage door opener.

Located on a quiet part of the street near the Tuscany LRT Station, this 2-Storey home has been meticulously maintained. MAIN FLOOR has Hardwood Flooring, Stainless Steel Appliances (dishwasher is new this year), West facing Living Room, and a 2-piece Bathroom. UPPER LEVEL has 3 Bedrooms, a full 4-piece Bathroom and a 4-piece Ensuite in the Primary bedroom. Primary bedroom also has a Walk-in Closet. LOWER LEVEL is fully finished and has a Large Bedroom, Flex room, Storage, and Laundry closet with a Utility Sink. BACK YARD has a Large deck, Double Detached Garage (back lane access). Tuscany is located in Calgary's highly desirable NW quadrant and is a Family Friendly Community with many parks, playgrounds, walking/biking paths, and natural areas to enjoy all year round. Community Centre (Tuscany Club) offers Tennis/Pickle-ball Courts, Splash Park, Gymnasium, Skateboard Park and a Skating Rink in the winter. Close to shopping, schools, and transit.