



GRASSROOTS
REALTY GROUP

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301 tuscanY Drive NW
Calgary, Alberta

MLS # A2256162



\$579,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,120 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

Heating:	High Efficiency, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Garage cabinets/organization. The Gym/Equipment is Negotiable		

WELCOME TO YOUR TURN-KEY FAMILY HOME IN THE HEART OF TUSCANY! This modernized & beautifully updated residence sits on a picture-perfect street directly across from Eric Harvie School, a dream location for families. Step inside to find a bright, open-concept layout with an ideal flow across all three levels, thoughtfully designed for everyday living and entertaining alike. This home has been lovingly maintained with major upgrades, including all new windows (Oct 2024), a high-efficiency furnace (Feb 2024), attic insulation (June 2023), roof (Oct 2020), central A/C (2023), hot water tank (2017), and recessed lighting (2023/24). Every key system has been refreshed for peace of mind and energy efficiency. The oversized, heated garage is a true standout, featuring an 'overhead door, Rockwool insulation, built-in cabinetry, and smart organization solutions—making it perfect for hobbyists, storage, or a workshop all year round. Outdoors, enjoy your own private, south-east facing backyard oasis, beautifully landscaped with planter boxes, lush greenery, and space for family gatherings or quiet relaxation. Beyond the home itself, immerse yourself in the social fabric of Tuscany, with access to one of Calgary's most sought after communities. Residents enjoy the Tuscany Club with its skating rink, splash park, tennis and pickleball courts, and year-round programs. The community offers more than 170 acres of ravines, parks, and pathways along with breathtaking Rocky Mountain views. Everyday conveniences are close by with shopping at Tuscany Market, additional options at nearby Crowfoot Crossing, and quick access to the Tuscany C-Train Station for an easy downtown commute. This move-in ready property offers the perfect combination of location, lifestyle, and long-term value. Don't miss your chance to call this

home!