



GRASSROOTS
REALTY GROUP

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117 Tuscany Drive NW
Calgary, Alberta

MLS # A2260424



\$630,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,335 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Ma		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows		

Inclusions: None

Experience Tuscany living at 117 Tuscany Dr NW, where you will find a fully finished two-story home with a double garage situated in one of the city's most coveted communities. This home has been thoughtfully updated over the past few years, with newer flooring and a focus on outdoor spaces. The luxury vinyl plank flooring has rich, rustic tones running seamlessly throughout, offering a durable and stylish foundation ideal for families with children and pets. The curb appeal is amazing with lots of foliage and the south facing backyard has a covered patio to enjoy the garden and many fruit trees & shrubs. Head inside to find 3 bedrooms up, along with 2.5 baths, providing well-balanced living spaces for comfort and privacy. The heart of the home is a refreshed kitchen featuring stainless steel appliances including a gas stove, granite countertops, and spacious corner pantry. The kitchen island adds both practicality and elegance, complemented by a modern, cohesive design that flows beautifully into the living and dining areas. Every detail has been carefully considered to deliver a space that is as functional as it is inviting. Location highlights are equally compelling. Within minutes, you can stroll to the LRT, making city access a breeze. The neighborhood is blessed with natural beauty and recreational opportunities, including ravines, parks, and generous off-leash areas, offering endless possibilities for outdoor enjoyment. Educational facilities are conveniently nearby, with top-rated schools close by, as is the community centre and a variety of shopping options, from everyday essentials to boutique experiences. The area is renowned for its family-friendly vibrancy, well-maintained parks, and a strong sense of community, making this location simply unbeatable. This home has been lovingly updated to be a long-term haven, ready for you to move in and

begin creating memories. It combines modern comforts with timeless charm, all set within a neighborhood that enhances everyday life and lifestyle alike. I invite you to experience the warmth, practicality, and unparalleled potential of 117 Tuscany Dr NW. Schedule a viewing to appreciate this exceptional property and the lifestyle it affords.