



GRASSROOTS
REALTY GROUP

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63 Toscana Gardens NW
Calgary, Alberta

MLS # A2262533



\$460,000

Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,483 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 375
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Garage Door opener remote (1), bookshelf in Laundry room, TV & Wall mount, Living Room Speakers, Hanging Pot Rack.

This sunny, south-facing townhouse has a great setup and feels more like a single-family home than part of a big complex. Out front, you've got a private, fenced patio with poured concrete and just enough tree coverage for shade and privacy. It's the perfect spot to soak up some sun or fire up the barbecue. Inside, there's a tiled mudroom right off the double attached garage, which easily fits two vehicles and has epoxy floors. The main level is open and bright with hardwood floors, a big kitchen island, gas stove, and plenty of windows that bring in tons of natural light. There's also a handy two-piece bathroom on this level. Upstairs, both bedrooms have their own walk-in closets and ensuite bathrooms, which is a great setup for roommates or guests. There's also a small den at the top of the stairs that makes a nice home office or reading spot. The south-facing deck looks onto single-family homes and even has a bit of a mountain view. You've got a gas line for your barbecue and central air conditioning to keep things cool in the summer. The complex is well-run, with recent roof replacements and good management. You'll love living in Tuscany—close to the mountains, great schools, shopping, and easy access to the ring road.