



GRASSROOTS
REALTY GROUP

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135 Tuscany Court NW
Calgary, Alberta

MLS # A2264502



\$439,900

Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	1,224 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	-		
Lot Feat:	Front Yard, Greenbelt, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 280
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	MC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Welcome to this beautifully maintained 2-bedroom, 2.5-bathroom townhome with a double attached garage in the highly sought-after community of Tuscany! Step inside and be greeted by a vaulted ceiling and an abundance of natural light from the southwest-facing windows. The main floor showcases real hardwood flooring throughout the living, kitchen and dining areas, a spacious living room, and a gourmet kitchen with quartz countertops, tile backsplash, stainless steel appliances, and a custom breakfast nook, perfect for gatherings, morning coffee or working from home. A convenient half bath completes this level. Upstairs, you'll find one of the best layouts in the complex: dual primary suites, each with its own ensuite bathroom and walk-in closet. The lower level includes double car garage access, brand-new LG washer and dryer, highly maintained utilities and plenty of storage with customizable shelving. Outside, enjoy your no-maintenance fenced front yard with a private patio. Ideal for BBQs and entertaining, or relaxing on the balcony just off the kitchen. This home is perfectly located only a few steps from the Tuscany Club, Sobeys, Starbucks, schools, pathways, parks, and more, plus just a quick 5-minute drive to the C-Train and easy access to Crowchild and Stoney Trail. As a Tuscany resident, you'll enjoy exclusive access to the Tuscany Club, featuring a splash park, skating rink, tennis courts, and year-round community programming for all ages. Upgrades include: Bosch dishwasher (2021), LG washer & dryer (2025), LG over-the-range microwave (2021), LG fridge (2020), hot water tank (2020), custom blinds (2020), quartz countertops (2022) and fresh paint (2020). Don't miss your chance to own this bright, move-in-ready home in one of Calgary's most family-friendly neighbourhoods!

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