



GRASSROOTS
REALTY GROUP

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95 Tuscany Springs Gardens NW
Calgary, Alberta

MLS # A2271813



\$445,000

Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,239 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Guest		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 401
Basement:	Partial	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: none

Highly desirable complex in Tuscany. One of the largest units in the Mosaic and widest floor plan. Very bright and spacious floor plan, with large windows. Three spacious bedrooms upstairs. Private fenced backyard with patio. Double attached oversize garage, with two additional parking spots on the driveway. Walking distance to C-train, schools and shopping. OPEN HOUSE SUNDAY NOVEMBER 23, from noon to 2:00.