



GRASSROOTS
REALTY GROUP

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**50 Tuscany Springs Place NW
Calgary, Alberta**

MLS # A2271844



\$499,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,118 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC(pre IP 2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: None

Lowest priced detached home in Tuscany! A fantastic opportunity to live in one of Calgary's most sought after communities. This home is located on a quiet cul-de-sac with wonderful neighbours and just a 300m walk to the LRT. Enjoy the best of Tuscany living with nearby access to parks, schools, shopping, The Tuscany Club and Stoney Trail. This home offers an open main floor plan, large living room, corner pantry and three good sized bedrooms upstairs. It has been freshly painted, and boasts new carpet on the staircase and throughout the upper level. Also, includes a huge lot, could add a garage and still have tons of yard space! Perfect location, amazing value, an opportunity not to be missed!