



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**38 Tuscany Hills Road NW**  
**Calgary, Alberta**

**MLS # A2274276**



**\$659,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,422 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, Tree		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Granite Counters, Kitchen Island

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** Shelving in basement storage room

Here's your chance to own a spacious 1421 sq/ft bungalow in a great Tuscany location, directly across from the school yard green space with no neighbours in front. This former Showhome offers an open-concept layout with vaulted ceilings, large windows, and a bright kitchen featuring white cabinetry, granite counters, a stainless steel appliance package, island, and corner pantry. The main floor includes two bedrooms, an office, and two full bathrooms including a primary ensuite, while the developed basement provides a large recreation area, guest bedroom (window may not be Egress), full bath, plus a hobby/workshop area with a sink and ample space for tools and storage. The fenced backyard is private and includes a two-tier deck with natural gas line for BBQ. The interior has been well cared for over the years, while the exterior windows and trim are showing their age and would benefit from updates. Priced accordingly, this home offers an excellent opportunity to personalize and add value in a sought-after community close to schools, shopping, ravine pathways, and the Tuscany Club.