



GRASSROOTS
REALTY GROUP

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

2110, 10221 Tuscany Boulevard NW
Calgary, Alberta

MLS # A2276818

\$575,000



Division:	Tuscany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,535 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Landscaped		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 831
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to Villa d'Este; where luxury meets lifestyle. This spacious ground-floor end unit offers over 1,500 sq. ft. of elegant living. Bathed in morning light, the east-facing layout features two generously sized bedrooms, two full bathrooms, and two titled parking stalls; including a surface stall just steps from your front door for easy grocery drop-off or guest access. Inside, enjoy the open-concept plan with 9-foot ceilings, newer luxury vinyl plank flooring throughout, a cozy gas fireplace, and large windows that frame the surrounding natural beauty. The maple kitchen is beautifully appointed with granite counters and stainless-steel appliances, flowing seamlessly into the dining and living areas. The generously sized primary suite is a true retreat, with patio access, dual walk-through closets, and a spa-like 5-piece ensuite featuring a corner soaker tub; it's a perfect place to relax and recharge. Additional features include a second full bathroom, in-unit laundry with storage, central A/C, and a separate titled storage locker for added convenience. Step out to your 23' x 10' covered patio, offering direct access to lush walking paths and tranquil ravine views; the ideal setting for your morning coffee or evening glass of wine. Ideally located just minutes from Tuscany shopping, the LRT, Crowfoot Centre, and major routes such as Crowchild and Stoney Trails. Watch the virtual tour, then book your in-person viewing for this gorgeous move-in ready luxury condo.