



**305 Tuscany Vista Road NW
Calgary, Alberta**

MLS # A2278261



\$810,000

Division: Tuscany

Type: Residential/House

Style: 2 Storey

Size: 2,045 sq.ft. **Age:** 2004 (22 yrs old)

Beds: 1 **Baths:** 1

Garage: Double Garage Attached

Lot Size: 0.10 Acre

Lot Feat: Back Yard

Heating: Forced Air

Water: -

Floors: Carpet, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar

Inclusions: N/A

Located in the family friendly neighbourhood of Tuscany. This 4-bedroom, 4 bath home is perfect for growing and mature families. The main floor has a large kitchen including an oversized island with breakfast bar & walk-thru pantry. A dining room, mudroom with laundry area, flex room, 2 pc bathroom complete this level. The upper level offers 3 bedrooms including the primary bedroom with 5 pc ensuite & walk-in closet, full bathroom and bonus room with view of the park and tot-lot. The basement is fully finished with 4th bedroom with walk in closet, a 4 pc bath and rec room with fireplace. The south facing backyard has a large deck perfect for entertaining. There is a double attached front drive garage with room for 2 additional vehicle on the driveway. Close to all amenities, schools & Winsport. Easy access to the Stoney ring road and Hwy 1 for an easy route west into the mountains.