



**76 Tuscany Way NW
Calgary, Alberta**

MLS # A2284441

\$619,900



Division:	Tuscany		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,103 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Kitchen island, white shelving in breakfast nook, refrigerator in laundry room, 2 ceiling fans (breakfast nook & primary bedroom), N.B. blind in kitchen nook as is, where is (does not raise, but can be opened/closed)

Welcome to this lovely three bedroom, two bathroom family home in the heart of friendly Tuscany - close to all the amenities of the Tuscany Club, nearby shopping, 12 Mile Coulee School, and the scenic 12 Mile Coulee Park walking paths. The front entrance opens into a bright living room bathed in natural afternoon light. Up a short flight of stairs, the main living area welcomes you with a generous formal dining room leading into the wide open kitchen. It's well laid out, featuring plenty of cupboards, a corner pantry, and a moveable island with seating for two. At the back of the home, just off the kitchen, is a comfortable, morning sun-filled breakfast nook with access to the two-tiered deck and treed backyard. Rounding out this level is a spacious primary bedroom, complemented by a walk-in closet and a "cheater" ensuite door to the four piece bath (which includes both a soaker tub and separate shower). A second ample bedroom sits across the hall, offering a nice sense of privacy between the rooms. Hard flooring, baseboards, and paint have been refreshed throughout the main floor for a modern, cohesive flow. Downstairs, you'll find a massive recreation room with a corner gas fireplace to cozy up in front of. A large third bedroom and an additional full bathroom provide even more living space, while the sizable storage, mechanical, and laundry area ensures there's a place for everything. Complete with a double attached garage, this home is a true gem. Don't wait to see it!