



GRASSROOTS
REALTY GROUP

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786 Tuscany Drive NW
Calgary, Alberta

MLS # A2293463



\$439,900

Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,289 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 375
LLD:	-
Zoning:	M-C1 d75
Utilities:	-

Inclusions: N/A

OPEN HOUSE SUN. MARCH 15th 10am - 12pm! END UNIT, 3 BEDS, DOUBLE ATTACHED GARAGE, NUMEROUS UPDATES! Welcome to 786 TUSCANY DRIVE! This beautifully maintained 3-bedroom end-unit townhome offering extra windows and an abundance of natural light throughout. Featuring rich cherry Brazilian hardwood flooring, this home provides a warm and inviting feel the moment you walk in. The spacious kitchen is perfect for everyday living and entertaining, complete with stainless steel appliances, including a brand-new stove, dishwasher, and hood range microwave. The open and functional layout flows comfortably into the dining and living areas, creating a great space for family life. Upstairs, you'll find three generous bedrooms, including a primary bedroom with a large walk-in closet. The home has been freshly painted and includes new blinds, making it truly move-in ready. Additional updates include a newer hot water tank for added peace of mind. Enjoy the convenience of a double attached garage, along with the benefit of being an end unit that offers additional street parking nearby. Located in a well-managed condo complex, this property is ideal for families, first-time buyers, or investors. The location is fantastic — close to great schools, shopping, amenities, and quick access to the Ring Road, making commuting around the city easy. A wonderful opportunity to own a bright, updated home in a highly convenient location!