



**18 Tuscany Court NW
Calgary, Alberta**

MLS # A2294917



\$429,900

Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	1,271 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear, Insulated		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 280
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, Vaulted Ceiling(s)		

Inclusions: Refrigerator, electric stove, dishwasher, hood fan, washer, dryer, all window coverings, garage door opener and control

Stop scrolling. This is the one you've been waiting for. Welcome to an END UNIT in the sought-after Mosaic Mercato complex in Tuscany, where smart layout, real upgrades, and unbeatable convenience come together. This isn't your average townhouse. This is a move-in-ready opportunity that checks the boxes others miss. Let's start with what matters: a true double attached garage that actually fits two vehicles, plus it's already wired for a Tesla charger. Big-ticket mechanicals are done. New furnace (2025) and brand new hot water tank (April 2026) mean peace of mind from day one. Step inside and feel the difference. This well-designed floor plan maximizes both east and west exposure, flooding the home with natural light all day long. The lower main level living room features soaring ceilings, creating a bright, open space that feels anything but typical. Up a few steps, the kitchen delivers with generous cabinet and counter space, plus a movable island that adapts to your lifestyle. The adjacent dining area is large enough to host, while the added office or nook space gives you a dedicated work-from-home setup without sacrificing your living space. Upstairs, you'll find three bedrooms and a full 4-piece bathroom, ideal for young families, roommates, or anyone needing that extra flexibility. The primary bedroom includes a walk-in closet, giving you the storage you need. Outside, the west-facing fenced front yard with patio is perfect for soaking up the sun, relaxing after work, or letting pets and kids play safely. And here's the kicker. Visitor parking is right outside your front door, making everyday living and hosting effortless. Location is hard to beat. You're a short walk to Sobeys, Starbucks, schools, parks, playgrounds, ravine pathways, the Tuscany Club, LRT, and transit. Quick access to Crowchild Trail and Stoney Trail makes

commuting simple in any direction. Well-managed, well-maintained, and perfectly positioned within the complex for easy access in and out, this is a smart buy in a location that continues to deliver. If you've been waiting for the right combination of value, condition, and lifestyle, this is it. Book your private showing today!