



**123 Toscana Gardens NW
Calgary, Alberta**

MLS # A2300281



\$459,900

Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,266 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulate		
Lot Size:	-		
Lot Feat:	Back Lane, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 375
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully updated end-unit townhome, ideally located in one of the best spots in the complex with unobstructed panoramic mountain views. Offering over 1,100 sq ft, this home features a functional dual primary bedroom layout, each with walk-in closets and private 4-piece ensuites. The main floor is bright and open with a soaring 14-foot ceiling in the living room, a spacious dining area, and a well-appointed kitchen complete with a centre island, stainless steel appliances, and full pantry. Enjoy your sunny west-facing front patio, the perfect place to take in stunning views of 12 Mile Coulee, Lynx Ridge Golf Course, and the Rocky Mountains. The lower level offers a large storage/laundry area and direct access to the double attached garage. Ideally located close to schools, parks, pathways, shopping, restaurants, and the Tuscany Club, this home offers exceptional value in a sought-after community.