



**319 Toscana Gardens NW
Calgary, Alberta**

MLS # A2301303



\$453,900

Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,264 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 374
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: N/A

Life in Tuscany begins with a setting that connects everyday convenience with a welcoming community atmosphere. Thoughtful updates and a well-planned layout come together in this move-in ready 3 bedroom, 2.5 bathroom townhome designed to support both daily routines and relaxed downtime. Updated luxury vinyl plank flooring flows throughout the main level, creating a cohesive backdrop for an open-concept design that encourages connection. Gather in the living room where generous space and modern lighting with a fan enhance comfort while keeping the area bright and inviting. Meal preparation feels intuitive in the kitchen, where a centre prep island pairs with a peninsula offering breakfast bar seating, allowing conversations to continue while cooking. Dining takes place just steps away, maintaining easy flow without sacrificing definition between spaces. Tucked discreetly off the main area, a powder room adds everyday convenience without interrupting the layout. Upstairs, a primary retreat introduces a private 3-piece ensuite that eliminates the need to share, along with a walk-in closet that keeps everything organized and accessible. Two additional bedrooms create flexibility for family, guests or a home office, while a full 4-piece bathroom completes the upper level. Downstairs, laundry and ample storage keep seasonal items and extras neatly out of sight. Outdoor living extends to a charming front patio with sunny south exposure, where low-maintenance landscaping and a quaint white picket fence create a welcoming place to unwind or visit with neighbours. Parking remains simple with a double attached garage at the rear, while the beautifully maintained complex adds to the overall sense of pride and care with its tranquil courtyard spaces. Daily life becomes even more convenient thanks to a location within walking distance to the Tuscany Club, schools,

parks, transit and the Tuscany Market featuring Sobey's, Starbucks and a variety of shops and services. Access to 12 Mile Coulee, off-leash areas, Lynx Ridge Golf Course and the Tuscany LRT station further enhances the lifestyle, while quick connections to Stoney Trail and Crowchild Trail make commuting straightforward.