



GRASSROOTS
REALTY GROUP

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131 Toscana Gardens NW
Calgary, Alberta

MLS # A2140937



\$499,900

Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,276 sq.ft.	Age:	2006 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 333
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home		

Inclusions:	N/A
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Welcome to this stunning upgraded townhouse in the highly sought-after Mosaic Toscana community in Tuscany, boasting the best location with breathtaking west-facing views of the mountains, ponds, and Lynx Ridge Golf Course. Enjoy these picturesque vistas from every level of the home, including the sunny west-facing front porch. The unit features modern enhancements, including newer cabinets, stainless steel appliances, and granite countertops, complemented by easy-to-clean laminate flooring throughout. The spacious kitchen offers a bright eating nook with access to a cozy deck. The upper level hosts two generously sized bedrooms, each with its own four-piece ensuite and walk-in closet. Additional conveniences include abundant storage space in the basement, a double attached garage, and ample visitor parking nearby. With reasonable condo fees and a well-run complex, this home offers exceptional value. Located in Tuscany, you'll have access to schools, shopping, and all amenities, along with a quick and easy drive to the mountains, WinSport, and transit. Call today for a private viewing!