



**20 Tuscany Springs Way NW
Calgary, Alberta**

MLS # A2151838



\$600,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,290 sq.ft.	Age:	2001 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Lawn, Landscaped, Paved		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions: NA

Here is a prime opportunity to live in this well-appointed home in the sought-after community of Tuscany. Bright and airy, this residence spans three levels, offering ample space for all family life. Step inside to find beautiful flooring throughout the main floor, complemented by nice kitchen cabinets and a generously sized dining area. Large windows on the south side flood the home with natural light, creating a warm and inviting atmosphere. Upstairs, the spacious master bedroom features a 4-piece ensuite bath and a walk-in closet, alongside two additional well-proportioned bedrooms. The fully finished basement is perfect for the cozy TV room, an extra bedroom, a 3-piece bathroom, and a convenient adjacent laundry room. Nestled on a corner lot, this property offers a sense of privacy with a paved lane to the side and rear, providing a serene environment of having no direct neighbours. The well-maintained yard includes a sizeable deck and a stone walkway leading to an oversized double garage. The garage is insulated, powered, vented for heat, and includes ample storage. An additional outside storage shed adds to the practicality. This is someones next great chance to get into Tuscany at this low price point. So act fast.