



**66 Tuscany Hills Point NW
Calgary, Alberta**

MLS # A2171141



\$824,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,047 sq.ft.	Age:	1997 (27 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: None

Welcome to this bright 5 bedroom home, Ideal for families! HUGE YARD, Close to several schools! Situated on a quiet cul-de-sac you are welcomed into this home via its spacious entryway which leads to the cozy sitting area and dining room. From the dining room is easy access into the bright well-appointed kitchen and eating area, here you will find patio doors leading onto the back yard deck. Relax in the Living room, by the gas fireplace while enjoying the big picture window with views to the back yard and green space. Conveniently you will find a powder room, office or bedroom, and laundry on the main floor as well. Upstairs are 2 sizable bedrooms (with walk-in closets) flooded with natural light for the kids, and a 3-piece bath. The very generous primary suite has its own 4-piece Bathroom with jetted tub and walk in closet. In the basement there is another family room, an additional bedroom, a flex room and another 3-piece bathroom. This great location, with its massive pie-shaped WEST FACING back yard offers access to pathways leading to the nature reserve Ravine just a few steps from your back gate. Pathways that take you to the grocery store, the Tuscany club with its tennis courts, skate park or splash park/skating rink or you can bike all the way to Bowness Park if you are adventurous Open house Sunday Nov 10 from 2-4pm