



GRASSROOTS
REALTY GROUP

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171 Tuscany Court NW
Calgary, Alberta

MLS # A2203597



\$465,000

Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,232 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Titled		
Lot Size:	-		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 260
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

****OPEN HOUSE: APRIL 18th from 2pm-4pm**** Welcome home to the wonderful community of Tuscany! This stunning home offers great views of COP and even some beautiful mountain vistas. The popular open floor plan creates a bright and inviting atmosphere throughout. The large maple kitchen features plenty of storage and a movable island, perfect for both cooking and entertaining. Gleaming hardwood floors flow seamlessly through the main living areas, adding to the home's elegant appeal. Step outside to enjoy the private, fenced front yard, or relax on the balcony off the dining area — ideal for unwinding and taking in the view. The innovative double master bedroom concept includes two generously sized bedrooms, each with its own full ensuite, ensuring privacy and comfort. The lower level offers laundry area with storage, sink and built ins and is perfect for extra storage or a flex area for a mud room or rec room. Other notable features include a over-sized double garage, and the property is vacant so offering a quick possession. The Tuscany community rec center, shopping close by, bus routes, and all the walking paths and amenities are within steps away making this the ideal location for walkability and a calm community feel.