



**GRASSROOTS**  
REALTY GROUP

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## 89 Tuscany Meadows Close NW Calgary, Alberta

**MLS # A2207395**



# \$699,000

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,574 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

A well-designed 2-storey Willow Park plan by Cardel located on a quiet cul-de-sac in the highly desirable community of Tuscany. This 1,574 sq ft home offers a functional layout with an open floor plan, large windows, and neutral finishes. The main floor features oak hardwood flooring, a spacious island kitchen with a pantry, a dining area, and a living room with a cozy gas fireplace. A main-floor laundry room and a 2-piece bath add to the convenience. Step outside to the large deck, perfect for outdoor entertaining. Upstairs, you'll find a generous bonus room, ideal for a second living space or home office. The primary bedroom includes a 4-piece ensuite with a soaker tub, while two additional bedrooms share a separate 4-piece bath. Backing onto a green belt and just steps from a playground, this home is in a prime location close to schools, parks, pathways, and all the amenities Tuscany has to offer. Don't miss this fantastic opportunity—schedule your viewing today!