



GRASSROOTS
REALTY GROUP

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161 Tuscany Court NW
Calgary, Alberta

MLS # A2211284



\$525,000

Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,103 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Paved, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 260
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Come view this Beautiful 2 Mastersuite townhouse with a double Attached Garage is perfect for the young couple looking to get into the market. The mainfloor is an open concept floor plan which opens up onto a sunny, fenced front patio with BBQ outlet faces Large greenspace is one of the most prefect locations in the complex! It's a great place to entertain friends and family. A stylish layout with beautiful engineered Brazilian Cherry Hardwood Floors on the main floor, Stainless Steel Appliances, Natural gas Stove. Upstairs has 2 mastersuite bedrooms with wall in closets! The lower level has plenty of storage space or a work shop area that comes with Central Vac and washer & dryer included. Quiet location just steps to Tuscany Club, Parks, Ravine and shopping. Low condo Fees. Don't miss out on this modern and stylish townhouse in one of Calgary's most popular community of Tuscany