



GRASSROOTS
REALTY GROUP

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179 Toscana Gardens NW
Calgary, Alberta

MLS # A2212239



\$475,000

Division:	Tuscany		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,241 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 361
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions:	2nd Refrigerator
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Step into comfort with this well-maintained two-storey home with 3 bedrooms + 1.5 bathroom, attached double garage in sought-after Tuscany! Sunny and bright. Move-in ready! From gleaming hardwood floors to a bright, open-concept main floor, this home is designed for both function and charm. The spacious kitchen features a pantry, island with breakfast bar, and newer SS appliances (2023) — including a new fridge, dishwasher and oven. The inviting living and dining area is perfect for family gatherings and entertaining. A convenient 2-pc bathroom completes the main floor. Upstairs offers a generous primary bedroom with a walk-in closet, 2 additional bedrooms, a full 4-pc bath, and a handy computer nook. The basement is partially developed with a laundry area featuring a new washer and dryer, 2nd refrigerator, water softener, added storage, and direct access to the insulated and drywalled double attached garage. The private fenced courtyard is perfect for relaxing or entertaining. Situated in the peaceful and quiet community of Tuscany, this home is just minutes' walk to local schools and the Tuscany shopping centre with Starbucks, Sobeys, dentist, walk-in clinic, liquor store and more. With the Tuscany Club community recreation center, shopping, schools, public transit, LRT, and a quick drive to the mountains, this home is waiting for you to make it your own! Call to book viewings today!