



# GRASSROOTS

REALTY GROUP

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## 15 Tuscany Reserve Bay NW Calgary, Alberta

MLS # A2279905



# \$719,900

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,813 sq.ft.	<b>Age:</b>	2006 (20 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>	Cul-De-Sac		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

Great Cul-de-sac location in Tuscany with mountain views. This 3 bedroom, one of Cedarglen's best-selling homes, the "Bonneyville" has been newly renovated with New Carpeting & Fresh Paint. A large entrance welcomes you and opens up into a bright, beautiful space with gleaming hardwood flooring extending into the kitchen. The large kitchen features pot lights newer stainless steel appliances, a centre island with and a corner pantry. The large eating nook opens up to the landscaped backyard, featuring a large deck with metal railing. A 2 pc bathroom & laundry/mudroom area completes the main floor. Upstairs boasts 3 great sized bedrooms, including a large primary bedroom with a walk-in closet and spacious en-suite featuring a soaker tub and separate shower. The garage is insulated with a gas-fired heater for a comfortable work-space.