



**47 Toscana Gardens
Calgary, Alberta**

MLS # A2303418



\$459,900

Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,509 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Interior Lot, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 375
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		
Inclusions:	None		

Welcome to modern elegance in the heart of the award-winning community of Tuscany! This stunning townhouse in the Mosaic Toscana complex offers a rare double primary suite layout, with each oversized upstairs bedroom featuring its own private ensuite and plush carpeting. The bright, open-concept main floor is a showstopper, boasting durable luxury vinyl plank flooring and a gourmet kitchen equipped with quartz countertops, an island perfect for entertaining, and stainless steel appliances featuring a gas stove. Enjoy seamless indoor-outdoor living with a charming front patio for your morning coffee and a private balcony off the back for summer BBQs. Complete with a double car attached garage, this home offers ultimate convenience and style. Residents also enjoy exclusive access to the Tuscany Club and are just minutes away from local schools, shopping, extensive pathways, and the LRT station. This is the perfect turnkey opportunity for professionals or small families seeking a sophisticated lifestyle in NW Calgary.