



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**155 Tuscany Springs Gardens NW  
Calgary, Alberta**

**MLS # A2306897**



**\$424,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,255 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.72 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 401
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to this wonderful home in a great location! Enter the unit, leaving your shoes near the door & head up the stairs to the desirable open concept floorplan. Freshly painted with light modern colors and white baseboards. The living room is a fantastic size to accommodate all your furniture. Original, worn hardwood spans this level. To the side there are two handy cupboards and counter area ideal for dining accessories, books, decorations or optimal for a tech nook. Dining area can be cozy or you can expand to fit in a larger table set. The kitchen offers nicely refreshed white cabinets and BRAND New Stove, Dishwasher & bottom Freezer fridge. Note the dual sinks that overlook the backyard and includes a pullout faucet. There is a microwave/hoodfan to maximize your counter space. Included is a new frosted cutting board to the side of the sink. Head upstairs & spot the eye-catching modern light fixture on the wall, plus the brand New Carpet and find the flex space perfect for a reading nook; den, or perhaps a play or yoga area. The master bedroom is spacious and flooded with natural sunlight from the large south facing window. Featuring a large walk-in closet with built-in linen storage. The full bathroom features great improvements over the last few years including toilet, showerhead and vanity sink with a pop up plug. The next bedroom is a perfect size and offers a nice sized closet. The third bedroom is great with built-in shelving for convenience. If you head to the lower level just down off the kitchen you will find tucked away a half bath with a toilet that is 3years new. Head out the back door to the fenced sunny south backyard for your enjoyment. Imagine spending the summer out here, your lawn chairs on the patio blocks enjoying a beverage in the sun in this wonderful yard with a mature tree to offer some shade. Head back inside and find a coat closet

conveniently located to access for either the yard or when your heading down to your garage. The basement level offers space for your washer and dryer, laundry area and the utilities are all tucked together yet providing access for storage options. Other improvements include: New Hot Water Tank and Co2-Smoke detectors plus had replaced the kitchen sink plumbing & also behind the bathtub-now has access panel as seen in bedroom! With an oversized single garage you get to have extra space for bikes, tools, toys or storage all off to the side while leaving lots of space for your vehicle. Plans are in the works for all Exterior stairs and railing to be replaced throughout complex. Located in a prime location away from the traffic, yet easy access in and out of the complex. Walk to the c-train or bus plus nearby parks & pathways. This gorgeous unit is ready for you to make it your new home. Check it out today!