



GRASSROOTS
REALTY GROUP

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168 Tuscany Springs Way NW
Calgary, Alberta

MLS # A2308396



\$639,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,382 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, On Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Irregular Lot, Landscaped, Level, Private,		

Heating:	Forced Air, Natural Gas, Pellet Stove	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, See Remarks		

Inclusions: N/A

The BEST! This home is Located in popular Tuscany. Close to 4 schools, shopping, C-Train and the Tuscany club which is available for Tuscany residents. This home has an inviting front entrance with a spacious den/dining room in the front. As you enter the home there is a huge kitchen with breakfast bar, pantry, and Stainless Steel appliances and a kitchen dining area with a bright window. The kitchen opens to the huge Family room with vaulted ceilings and a fireplace to warm the home during the winter. There is a door that leads to a huge patio for those summer barbecues and an enclosed fenced yard and garage. Upstairs features 3 spacious bedrooms and the master bedroom comes with a walk-in closet and a 4 piece bathroom. There is another 4 piece bathroom upstairs for the children. The basement is untouched and waiting for your finishing touches. What a great place to live and call home. 168 Tuscany Springs Way NW