



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

231 Tuscany Drive NW
Calgary, Alberta

MLS # A2313640



\$565,000

Division:	Tuscany		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,054 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Gravel Driveway, Off Street, Stall		
Lot Size:	0.08 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks, Storage, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Mirror in Entry , Storage Shed, Water Softener "as is condition"

Open House Sunday, July 12th 1-3 pm. Don't miss this fully developed Bi-level with many features. From the moment you step inside, you'll appreciate the bright open-concept design and spacious layout. The living room features hardwood flooring and large windows that fills the space with natural light. The kitchen offers an abundance of storage and counter space, including pantry and central island with breakfast bar, while the dining area provides patio door access to the outdoors — perfect for year-round BBQs. The main level includes 3 bedrooms with hardwood flooring and a full bathroom. The primary bedroom features a large wardrobe closet and direct access to the large deck, offering exceptional space and endless possibilities for outdoor living, entertaining, lounging and creating your own private retreat. The impressive fully developed basement expands the living space with a huge family room featuring an attractive two sided gas fireplace, built in shelving, plenty of room for your big screen T.V., oversized furniture and a games area. Two additional bedrooms and a full bathroom make this level perfect for teenagers, guests, or extended family. You'll also appreciate the generous storage space, including a separate flex room - ideal for extra storage, a small hobby room, or workspace. You'll appreciate the air conditioning during the hot summer days. Outside, the fully fenced, low maintenance backyard offers parking space, a garden area, and storage shed. Enjoy the convenience of being close to schools, parks, shopping, transit including the C-Train, and the Tuscany Residents Association with many fun programs and amenities to enjoy! An excellent opportunity - quick possession is available.