



**799 Tuscany Drive NW
Calgary, Alberta**

MLS # A2314889

\$720,000



Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,619 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Few Trees, Landscaped, Reverse Pie Shaped Lot		

Heating:	Mid Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Vinyl Windows		

Inclusions: Murphy bed in basement (no mattress)

**** OPEN HOUSE: SATURDAY, June 20, 1:00 - 3:00 PM & SUNDAY, JUNE 21, 10:00 AM - 1:00 PM **** Excellent family home, move in ready, well maintained on a quiet section of Tuscany Drive. Total of 3 bedrooms, 4 bathrooms, upper bonus room, main floor great room, family and games room down, fully developed basement, open main floor plan, very spacious, well landscaped and private backyard. Recent upgrades include: central air conditioning (2013), cedar deck (24x12 ft) and fence (2013), roof (2020), washer & dryer (2024), dishwasher (2025), stove (2018), Custom closets, Hunter Douglas blinds, interior painting and baseboards (2019), furnace serviced annually, upgraded light fixtures, switches, plugs (2019) Tuscany home association includes clubhouse, recreational facility, outdoor hockey rink (zamboni), Great access to walking and biking paths. Great family neighbourhood with numerous schools, shopping (groceries, drug store, restaurant, pub, medical, dental all nearby), playgrounds, great access to Highway 1, Banff & Kanaskis