



GRASSROOTS
REALTY GROUP

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161 Tuscany Court NW
Calgary, Alberta

MLS # A2316343



\$434,900

Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,103 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Side By Side		
Lot Size:	-		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Front Yard, Low Maintenance Landscaping		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 281
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Welcome to your new home at 161 Tuscany Court NW! Tucked away in a quiet, highly desirable pocket of Tuscany, the Private yard looks out onto the Sports fields and Green Space. This charming property offers the perfect blend of comfort and convenience. The inviting open-concept layout flows effortlessly, creating a warm atmosphere for everyday living and entertaining friends and family. Upstairs, enjoy spacious 2 bedroom Primary Suites with ample closet space, designed as peaceful retreats. The lower level is storage and attached parking for two! The unbeatable location places you steps from local schools, multiple community parks, and the extensive pathway system. Take full advantage of the exclusive Tuscany Club amenities, including tennis courts, a splash park, and ice rinks. With quick access to the Tuscany LRT station, Stoney Trail, and Crowfoot shopping center, this location effortlessly satisfies your lifestyle needs. Don't miss your chance to own a piece of this exceptional community—schedule your private viewing today!