



GRASSROOTS
REALTY GROUP

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105 Tuscany Way NW
Calgary, Alberta

MLS # A2318768



\$568,800

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,532 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Level, Rectangular Lot, Str		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, French Door, High Ceilings, Laminate Counters, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	n/a		

Great curb appeal with large, healthy trees in front and real wood accents with a front veranda with glass entry door with sidelight. Walk into grand entrance with living room open to above with fireplace with ceramic tiled hearth and Oak mantle. Main floor office has glass French doors from front as well as one leading to kitchen/eating area. Kitchen has faux stone vinyl flooring and Oak cabinetry with corner pantry and stainless ceramic top stove. Extended niche for kitchen table with views of the mature yard. Double sink also overlooks deck and private back yard with large, mature trees. Main floor independent laundry room with front load washer and dryer. Upper level includes two bedrooms, both overlooking the back yard, and a loft overlooking the living room with Oak spindles and railing. Unspoiled basement awaits your creativity! This one needs a bit of elbow grease, but a great layout and location! Right across from 12 Mile Coulee School and a block from the Tuscany Market with all amenities!