



GRASSROOTS
REALTY GROUP

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97 Tuscany Springs Gardens NW
Calgary, Alberta

MLS # A2332243



\$429,900

Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,219 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, No Back Lane, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 419
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this bright, immaculate home that shows beautifully from the moment you walk in! The main floor features an open-concept layout combining a large living and dining area, a convenient 2-piece bathroom, and a functional kitchen with ample cabinet space. From the kitchen, step out the back door to enjoy a private patio and backyard area. Upstairs, you will find three comfortable bedrooms and a full bathroom, including a spacious primary bedroom equipped with a walk-in closet. The basement level offers a dedicated laundry area and direct, secure access to your double attached garage. Move-in ready updates include a freshly painted interior, a new kitchen faucet, two new bathroom faucets, new window coverings, and a brand-new furnace humidifier. Ideally situated in Northwest Calgary, this home is just a 1-minute drive to the 12 Mile Coulee off-leash park & LRT station, 7 minutes to Sobeys, Calgary Co-op, restaurants, and cafes, and only 10 minutes to Rocky Ridge Park.