



GRASSROOTS
REALTY GROUP

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708 Tuscany Drive NW
Calgary, Alberta

MLS # A2333663



\$609,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,317 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Lawn, Low Maintenance Landscaping		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, No Smoking Home, Pantry, Storage

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

Inclusions: Electric Fireplace in the basement, TV Wall Mounts

Welcome to this beautifully updated 2-storey home nestled in the heart of Tuscany, where comfort meets effortless living. Stepping onto the inviting front veranda, complete with its own porch swing, you are immediately greeted by warmth and character. Inside, rich hardwood flooring flows across the entire main level, creating an open, airy feel, highlighted by updated light fixtures. The kitchen is designed for gathering, featuring a spacious pantry, an eating bar, and sleek stainless steel appliances, including a newer fridge, stove, and dishwasher. Adjacent to the kitchen, the cozy living space centers around a gas fireplace, perfect for chilly evenings, with a convenient 2-piece powder room completing the main level. Heading upstairs on plush, newer carpet, you will find 3 comfortable bedrooms and a well-appointed 4-piece bathroom. The primary retreat stands out with its completely updated ensuite, boasting a luxurious dual-head shower for a spa-like start to your day. Beyond the upper level, the home continues to impress with incredible mountain views that remind you of the Rockies just a short drive away. Continue downstairs, where you'll find a 4th bedroom, a large family room with a modern electric fireplace, and a brand-new 4-piece bathroom, along with the laundry area. Generous storage options throughout the home ensure everything has its place. Outside, the fully fenced, large backyard serves as a private oasis with mature trees providing peaceful shade and privacy. Enjoy outdoor entertaining on the deck with a built-in gas line for your BBQ, backed by a quiet lane that offers easy access to the double detached garage. Situated in a vibrant community that appeals to all ages, this home is just moments from local shopping, schools, transit, and scenic walking paths. With easy access to the mountains for weekend getaways, this

property offers the ultimate blend of lifestyle, community, and updated comfort. Call today for your personal viewing