



GRASSROOTS
REALTY GROUP

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15 Tuscany Reserve Bay NW
Calgary, Alberta

MLS # A2334423



\$689,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,813 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions: N/A

Great Cul-de-sac location in Tuscany with mountain views. This 3 bedroom, one of Cedarglen's best-selling homes, the "Bonneyville" has been newly renovated with New Carpeting & Fresh Paint. A large entrance welcomes you and opens up into a bright, beautiful space with gleaming hardwood flooring extending into the kitchen. The large kitchen features pot lights newer stainless steel appliances, Quartz Counter tops, a centre island and a corner pantry. The large eating nook opens up to the landscaped backyard, featuring a large deck with metal railing. A 2 pc bathroom & laundry/mudroom area completes the main floor. Upstairs boasts 3 great sized bedrooms, including a large primary bedroom with a walk-in closet and spacious en-suite featuring a soaker tub and separate shower. The garage is insulated with a gas -fired heater for a comfortable work-space.