



GRASSROOTS
REALTY GROUP

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231 Tuscany Drive NW
Calgary, Alberta

MLS # A2335469



\$550,000

Division:	Tuscany		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,054 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Gravel Driveway, Off Street, Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Garden, Lawn		

Heating:	Forced Air	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:	High Ceilings, No Smoking Home, Vinyl Windows		

Inclusions: Mirror in Entry, Storage Shed, Water Softener "as is condition"

Don't miss out on the fully developed 5 Bedroom Home offering over 2,000 sq.ft. of developed living space. From the moment you step inside, you'll appreciate the bright open-concept design and spacious layout. The living room features hardwood flooring and large windows that fills the space with natural light. The kitchen offers an abundance of storage and counter space, including a pantry and central island with breakfast bar, while the dining area provides patio door access to the outdoors - perfect for year-round BBQ's. The main level includes 3 bedrooms with hardwood flooring and a full bathroom. The primary bedroom features a large wardrobe closet and direct access to the large deck, offering exceptional space and endless possibilities for outdoor living, entertaining, lounging and creating your own private retreat. The impressive fully developed basement expands the living space with a huge family room featuring an attractive two sided gas fireplace, built in shelving, plenty of room for your big screen T.V., oversized furniture or a games area. Two additional bedrooms and a full bathroom make this level perfect for teenagers, guests, or extended family. You'll also appreciate the generous storage space including a separate flex room - ideal for extra storage or a small workspace. You'll appreciate the central air conditioning during the hot summer days! Outside, the fully fenced, low maintenance backyard offers parking spaces, a small garden area, and storage shed. Enjoy the convenience of being close to schools, parks, shopping, transit including C-train, and the Tuscany Residents Association with many fun programs and amenities for the entire family. An excellent opportunity - quick possession is available. A pleasure to show!

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