



GRASSROOTS
REALTY GROUP

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437 Tuscany Drive NW
Calgary, Alberta

MLS # A2337757



\$539,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,346 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	17-25-2-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Storage		

Inclusions: N/A

Welcome to this beautifully maintained two-storey home situated in the heart of desirable Tuscany, offering immediate possession and exceptional value! Stepping through the front entrance, you are greeted by a bright, open living room that flows seamlessly into an efficient, well-equipped kitchen featuring a central breakfast bar, stylish tile backsplash, and ample cabinetry. The adjacent dining area serves as a natural gathering space, with sliding glass doors opening directly onto the fully landscaped backyard. Upstairs, the spacious primary suite offers a quiet retreat complete with its own private 4-piece ensuite, alongside two comfortable additional bedrooms and a second full bathroom. The clean, unfinished basement presents a blank canvas waiting for your custom finishing touches. Outdoors, the generous lot features a mature yard, a garden shed, a dedicated parking pad, and ample space to build a future garage. This home is the best priced home in Tuscany and won't last long so call today to book your private showing!