



GRASSROOTS
REALTY GROUP

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72 Tuscany Springs Way NW
Calgary, Alberta

MLS # A2341296



\$575,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,365 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Laminate
Roof:	Asphalt
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: Shed

Welcome to 72 Tuscany Springs Way NW, located in the sought-after community of Tuscany. This inviting 3-bedroom, 2 $\frac{1}{2}$ -bathroom home offers a functional layout, generous living space, a finished basement, and a double detached garage. The main floor offers the best of both worlds with a separate front living room, perfect for welcoming guests or creating a quiet sitting area. At the back of the home, the spacious family room is open to the kitchen and features a cozy fireplace, creating a warm and comfortable space for everyday family living and entertaining. A convenient 2-piece bathroom completes the main level. Upstairs you'll find three comfortable bedrooms, including a spacious primary bedroom with its own private ensuite. A second full bathroom serves the additional bedrooms. The fully finished basement provides valuable additional living space with endless possibilities for a family room, home office, recreation area, gym, or media room. Outside, enjoy the convenience of a double detached garage and the established neighbourhood setting. Tuscany is known for its clubhouse with splash park in the summer, tennis courts, outdoor rink, parks, pathways, schools, shopping, recreation and easy access to major roadways and transit. A great opportunity to enjoy the space and lifestyle that Tuscany has to offer!