



GRASSROOTS
REALTY GROUP

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45 Tuscany springs Gardens NW Calgary, Alberta

MLS # A2341378



\$390,000

Division:	Tuscany		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,195 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Off Street, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 419
Basement:	Partial	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	MC1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window coverings

Welcome to this beautifully updated 3 bedroom, 1.5 bathroom townhouse in the desirable community of Tuscany. Offering an oversized single attached garage and a fenced backyard with grass, this home is a great fit for first time buyers, families, or anyone looking for a low maintenance home in a fantastic northwest Calgary location. The main floor offers a bright and welcoming living space with brand new paint and lighting throughout. The kitchen has been tastefully updated with brand new cabinets, brand new quartz countertops, and stainless steel appliances, creating a fresh and modern space for everyday living and entertaining. Upstairs you will find three comfortable bedrooms and a full bathroom, providing plenty of space for a growing family, guests, or a home office. The fully fenced backyard with grass provides a great outdoor space for relaxing, entertaining, or enjoying time with the kids. The oversized single attached garage offers plenty of room for your vehicle along with additional storage. Location is a major highlight of this home. Backing onto the Tuscany LRT Station, you will enjoy incredibly convenient access to Calgary Transit and the rest of the city. Tuscany is a well established and family friendly northwest community known for its parks, pathways, green spaces, schools, and strong sense of community. The neighbourhood is also close to 12 Mile Coulee, which offers hiking and walking trails, pathways, and off leash areas for those who enjoy spending time outdoors. Residents also have access to a variety of community recreation and activities, including sports programs, playgrounds, pathways, baseball and soccer facilities, and community events. With shopping, restaurants, schools, recreation, transit, and major roadways all close by, Tuscany offers a wonderful balance of convenience and outdoor living. With its extensive updates, excellent

location, attached oversized garage, and private fenced yard, this townhouse is move-in ready and offers an excellent opportunity to make Tuscany home.