



GRASSROOTS
REALTY GROUP

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2105, 10221 Tuscany Boulevard NW
Calgary, Alberta

MLS # A2341913



\$535,000

Division:	Tuscany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,347 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Laminate, Tile

Roof: -

Basement: -

Exterior: Brick, Composite Siding, Wood Frame

Foundation: -

Features: Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 744

LLD: -

Zoning: M-C1 d75

Utilities: -

Inclusions: shelves (in storage room)

****Open House: Sun, Oct 4, between 1 and 3 pm**** Enjoy a quiet west-facing ravine outlook, beautiful sunsets and Rocky Mountain views on clear winter days. Welcome to Villa D'Este in Tuscany — an ideal home for ownsizers seeking the simplicity, comfort and convenience of condo living, without giving up the space that matters. This spacious 1,347 sq. ft. ground-floor home offers 2 bedrooms, 2 full bathrooms and single-level living with no stairs. Lovingly maintained by its original owner, it is being offered for sale for the first time. Large windows fill the home with natural light, complemented by 9-foot ceilings and a cozy living-room fireplace. The kitchen features granite countertops, stainless steel appliances and a breakfast-bar island. Step onto the ground-level patio overlooking the ravine, complete with a gas line for your barbecue. The generous primary bedroom offers a walk-through closet and spacious five-piece ensuite with double sinks. The second bedroom provides flexible space for guests, an office or hobbies, with a four-piece bathroom conveniently across the hall. In-suite laundry, additional storage and a dedicated storage locker add everyday convenience. Two titled parking stalls — one underground and one surface — are included. Villa D'Este is a well-managed building with an engaged condo board, and has a nearly \$1million reserve fund, two guest suites and a party room. The \$744 monthly condo fee includes heat, water, sewer, waste removal, parking, building insurance, professional management, exterior and grounds maintenance, snow removal and reserve fund contributions. Walk to Sobeys, Starbucks and nearby shops and services, or step outside to the 12 Mile Coulee pathways. A comfortable lock-and-leave home for buyers who want generous space without the

upkeep of a detached property. Book your private showing today!