



GRASSROOTS
REALTY GROUP

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15 Tuscany Reserve Bay NW
Calgary, Alberta

MLS # A2346903



\$679,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,811 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Tucked away on a quiet cul-de-sac in the family-friendly community of Tuscany with mountain views. This 2 storey home offers over 1,810 sq ft above grade with 3 bedrooms, 2.5 bathrooms & an upper level bonus room. The main floor features luxury vinyl plank flooring, a bright living room with a cozy gas fireplace and a newly renovated kitchen with quartz countertops, stainless steel appliances, pot lights, a centre island & corner pantry. The dining nook opens onto a large deck with metal railings overlooking the fenced & landscaped backyard. A 2 piece bath and laundry/mudroom complete the main level. Upstairs you'll find a large bonus room, two good sized bedrooms, a 4 pc bath and the primary retreat with a walk-in closet & 4 pc ensuite featuring a soaker tub & separate shower. The unfinished basement is ready for your ideas, and the double attached garage is insulated & heated for year-round use. Close to schools, playgrounds, shopping, CTrain and the Tuscany Club, with quick access to Stoney Trail & Crowchild Trail. Book your showing today!