



GRASSROOTS
REALTY GROUP

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209 Tuscany Ravine Road NW
Calgary, Alberta

MLS # A2348835



\$715,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,781 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Lawn, Private		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Pantry, See Remarks		

Inclusions: See Remarks

JUDICIAL SALE Located in the desirable community of Tuscany, this two-storey home offers plenty of living space for a growing family. The home is conveniently located near schools, playgrounds, community pathways and the natural green space of Twelve Mile Coulee. Tuscany Market, grocery shopping, restaurants and other everyday services are also nearby, along with access to public transit and the Tuscany LRT station. The main floor features an open-concept living area with a fireplace, kitchen with island and pantry, dining area, and access to the southwest-facing backyard and deck. Upstairs you will find a spacious bonus room, three bedrooms, including the primary bedroom with walk-in closet and ensuite, along with an additional full bathroom. The developed basement provides additional living space with a recreation/media area, bedroom, bathroom, and utility/storage space. The property is located close to schools, walking paths, green spaces, shopping, and other community amenities. This is a great opportunity for someone looking to make a property their own and turn a house into a home. This property is being sold through the judicial sale process. Offers may contain standard conditions; however, all conditions must be removed prior to the court date for an offer to be considered for acceptance.