



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

84 TUSCANY VALLEY Drive NW
Calgary, Alberta

MLS # A2349659



\$665,000

Division:	Tuscany		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,125 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vaulted Ceiling(s)		

Inclusions: SNOW BLOWER

Open House Sunday(Oct 11th) 2-4 PM LOVINGLY MAINTAINED ORIGINAL ONE OWNER HOME ON A BEAUTIFUL CORNER LOT WITH AN OPEN VIEW! OVER 2,100 SF ON 2 LEVELS. VAULTED CEILINGS ON MAIN FLOOR. GREAT ROOM HAS 3 WAY FACING GAS FIREPLACE, CEILING FAN, LARGE PICTURE WINDOW PLUS SLIDING PATIO DOORS TO THE L-SHAPED DECK WITH AWNINGS. UPDATED WHITE KITCHEN CABINETS WITH GRANITE COUNTER TOPS. TOTAL 4 BEDROOMS AND 3 BATHROOMS. SPACIOUS 23'x16' FAMILY ROOM IN LOWER LEVEL PLUS 2 BEDROOMS AND A 3 PIECE BATH. NEWER ASPHALT SHINGLES ON HOUSE/GARAGE, FURNACE, HOT WATER TANK, ELECTRONIC AIR FILTER AND WATER SOFTNER. LARGE 23'X23' DOUBLE HEATERD AND INSULATED GARAGE. THERE IS ALSO A LARGE CONCRETE PAD ROOM FOR A RECREATIONAL VEHICLE PLUS A CAR. 20 INCH WIDE SNOW BLOWER IS ALSO INCLUDED. SMOKE AND PET FREE HOME. JUST MOVE IN AND ENJOY...WHAT A BEAUTIFUL WAY TO LIVE!