

286 Tuscany Springs Boulevard NW
Calgary, Alberta

MLS # A2162182



\$469,900

Division:	Tuscany		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,322 sq.ft.	Age:	2001 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, See Remarks, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 401
Basement:	See Remarks	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: NONE

Welcome to a townhouse where convenience meets luxurious comfort in the heart of the thriving community of Tuscany. Just a mere two-minute stroll from the C-Train station, your daily commute becomes effortlessly seamless, granting you swift access to the city's endless amenities and attractions. Upon entering, you'll be captivated by the luminous and open floorplan that masterfully combines practicality with modern sophistication. The expansive family room beckons you to relax and unwind after a bustling day, while the impeccably designed kitchen and dining nook offer an ideal space for both casual meals and stylish entertaining. Ascend to the upper level to discover THREE generously sized bedrooms, providing ample room for the entire family to spread out and find their own retreat. There is also a very nicely finished FULL bathroom to round out the upper floor. The convenience of laundry facilities located in the partial basement ensures that household chores are handled with ease, freeing up your time for what truly matters. The oversized double attached garage not only accommodates your vehicles but also offers abundant storage space for all your belongings. Outside, the fenced backyard presents a safe and welcoming environment for children to play and for hosting memorable gatherings with friends and family. Another great feature is that you only have one neighbor on this property allowing for more privacy as well as the installation of more windows which pour in a ton of natural light. Meticulously maintained, this home is eagerly awaiting its new family to create cherished memories. Don't let this opportunity pass you by—schedule your showing today and step into the unparalleled convenience and comfort that this extraordinary townhouse has to offer. You do not want to miss on this property which is just steps away

from walking/bike paths, parks and majestic Rocky Mountain views. Discover the perfect place to call home and call your favorite agent today.