



THE
A-TEAM

**RE/MAX
FIRST**

10221 TUSCANY Boulevard #1307, Calgary T3L 0A3

MLS® #: **A2133931**

Area: **Tuscany**

Listing Date: **05/23/24**

List Price: **\$574,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 05-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2006**

Finished Floor Area

Abv Sqft: **1,445**
Low Sqft:
Ttl Sqft: **1,445**

DOM

33
Layout
Beds: **1 (1)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade,Stall**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Other**

Construction: **Brick,Stucco**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Oven-Built-In,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Double Vanity,Granite Counters,High Ceilings,Open Floorplan,Soaking Tub,Vaulted Ceiling(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`8" x 12`2"	Kitchen	Main	8`8" x 12`7"
Nook	Main	10`1" x 9`1"	Bedroom - Primary	Upper	13`7" x 11`2"
Laundry	Main	10`7" x 5`0"	Loft	Upper	12`2" x 10`11"
Loft	Upper	10`3" x 8`3"	4pc Bathroom	Main	
5pc Ensuite bath	Upper				

Legal/Tax/Financial

Condo Fee:
\$813

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d75

Legal Desc: **0710805**

Remarks

Pub Rmks: **This stunning home offers an exquisite blend of modern elegance and functional design, with rich hardwood flooring seen throughout the main floor and SW orientation, boasting great mountain views, this home is a must see! The heart of the home, the kitchen, boasts granite countertops and a raised breakfast bar, perfect for casual dining or entertaining guests. Complemented by sleek stainless steel appliances and tile backsplash. Adjacent to the kitchen, the eating nook is a bright and inviting space. The vaulted ceiling, complete with a ceiling fan, adds a sense of grandeur, while the large windows frame picturesque views of the lush green space and surrounding landscape. This area is ideal for enjoying meals while basking in natural light and the beauty of the outdoors. The living room is both cozy and sophisticated, featuring an electric fireplace with a classic wooden mantle. This space seamlessly connects to the outdoor patio, inviting you to step outside and enjoy the southwest exposure, which provides breathtaking views of the mountains, green spaces, and nearby walking paths. This seamless indoor to outdoor living space offers a serene and comfortable atmosphere. The main floor is completed with in-suite laundry with ample storage space and a 4pc bathroom. The upper level is designed for luxury and versatility. The upper-level loft can serve as a workspace or be easily converted into a secondary bedroom, offering flexibility to suit your needs. The vaulted ceiling from below and floor to ceiling windows, ensure that the great views continue, providing a stunning backdrop to your everyday life. The primary suite features a spacious bedroom with a walk-through closet equipped with built-in shelving for optimal organization. The 5-piece ensuite bathroom is a retreat in itself, boasting a dual vanity, a standalone shower, and a soaking tub, perfect for unwinding after a long day. Two titled parking stalls and a titled storage locker are the perfect additions to this unit! For overnight guests, a guest suite is conveniently located a few steps down the hall. Additional building amenities include a party room! Steps from Tuscany's beautiful walking paths and close to all amenities, this meticulously maintained home has pride of ownership seen throughout!**

Inclusions: **Portable AC unit**
Property Listed By: **First Place Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









