



THE
A-TEAM

**RE/MAX
FIRST**

863 TUSCANY Drive, Calgary T3L 2K5

MLS®#: **A2150513**

Area: **Tuscany**

Listing Date: **07/18/24**

List Price: **\$650,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2000**
Lot Information
Lot Sz Ar: **4,241 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,420**
Low Sqft:
Ttl Sqft: **1,420**

DOM

60
Layout
Beds: **3 (3)**
Baths: **3.0 (2 2)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Few Trees,Lawn,Level,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
Int Feat: **Bar,No Animal Home,Open Floorplan,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	18`8" x 13`9"
Living Room	Main	13`8" x 15`8"
Bedroom	Upper	10`10" x 9`5"
Game Room	Basement	24`1" x 20`0"
4pc Bathroom	Upper	8`1" x 5`1"
2pc Bathroom	Basement	9`9" x 6`9"
Foyer	Main	14`4" x 7`7"
Furnace/Utility Room	Basement	6`10" x 8`5"

Room	Level	Dimensions
Dining Room	Main	11`7" x 7`0"
Bedroom - Primary	Upper	16`10" x 11`1"
Bedroom	Main	10`8" x 11`6"
4pc Ensuite bath	Upper	8`1" x 5`0"
2pc Bathroom	Main	2`8" x 7`7"
Walk-In Closet	Upper	9`10" x 4`3"
Kitchenette	Basement	3`8" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0010499

Zoning:
R-C1

Remarks

Pub Rmks: **WELCOME HOME! 3 MINUTES WALK to St. Basil ELEM/JUNIOR High School! This home shows pride of ownership and has neutral colors throughout. The main floor has a 2pc bath, large kitchen & nook with door that leads to the spacious deck and well manicured yard with lots of trees, the main floor also has a great room that offers hardwood and a cozy gas fireplace. The upper level has a 4pc bath and 3 good size bedrooms and the master has a full ensuite and walk in closet. The lower level is developed with a large family room that has a built in wall unit and a wet bar, there is also a 2pc bath and storage area. This home very close to schools, bus and is a short distance to shopping and also a short bus ride to the L.R.T. station. Roof replaced on October 2019, water heater new since September 2023.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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