



THE A-TEAM

RE/MAX FIRST

22 TUSCANY HILLS Road, Calgary T3L1Z8

MLS #: A2155320 Area: Tuscany Listing: 08/09/24 List Price: \$779,500
Status: Active County: Calgary Change: -\$20k, 18-Sep Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1995
Lot Information
Lot Sz Ar: 6,070 sqft
Lot Shape:

DOM

41
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey

Parking

Ttl Park: 4
Garage Sz: 2

Access:

Lot Feat: Back Lane, Back Yard, Corner Lot, Corners Marked, Fruit Trees/Shrub(s), Lawn, No Neighbours Behind, Landscaped, Level, Many Trees, Street Lighting, See Remarks, Treed
Park Feat: Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front, Insulated, Side By Side, Workshop in Garage

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Balcony, Storage

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

Kitchen Appl: Dishwasher, Dryer, Electric Range, Humidifier, Range Hood, Refrigerator, Washer, Window Coverings
Int Feat: Bookcases, Built-in Features, Central Vacuum, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Skylight(s), Storage

Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Living Room, Dining Room, Foyer, Laundry, Furnace/Utility Room, Storage.

Table with 3 columns: Room, Level, Dimensions. Rows include Kitchen, Den, Family Room, Flex Space, Walk-In Closet, Bedroom - Primary.

**Bedroom**  
**4pc Bathroom**  
**2pc Bathroom**

**Upper**  
**Upper**  
**Main**

**10`7" x 11`5"**  
**7`5" x 5`11"**  
**6`11" x 2`10"**

**Bedroom**  
**5pc Ensuite bath**

**Upper**  
**Upper**

**10`5" x 8`11"**  
**13`1" x 6`3"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9511068**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**\*\*\* 22 TUSCANY HILLS ROAD NW \*\*\* WELCOME HOME to this fully finished Cedarglen-built home with a walk out basement that offers everything for the large and growing family. Situated on a large oversized corner lot in the heart of Tuscany walking distance to Twelve Mile Coulee public school and the sports fields, both right across the street the grassy boulevard with sidewalks and street lighting. This home equipped with over 3000 square feet of living space on all three levels with three bedrooms, 2.5 bathrooms, walk in closets and a skylight above the staircase, plus loads of storage and functionable space for your entire family. The main floor with Brazilian hardwood flooring, knotty pine style wood accents and cabinets throughout the kitchen, spacious den with built ins and living room. The island kitchen with all quality appliances including a newer range, plus corner pantry and adjacent dining area surrounded by rows of windows allowing south/southwest light in. The main living room perfect for after dinner retreats has built ins on both sides of the gas fireplace. The walk out basement is perfect for those multi functional days and evenings with family and friends with a 3 piece bathroom, spacious family / rec room, enormous 'cold storage' room and access to the back yard patio beneath the deck above on the main. The back yard is surrounded with various trees, including an apple tree, has a corner large storage shed, extra storage under the deck, plus a huge recreation vehicle parking pad in the fenced and private back yard. This terrific home also features an attached double vehicle insulated & drywalled garage with a workshop, front fully wrap around veranda facing west/southwest and south for those mid to evening sunny warm days, a large back balcony off the main floor with east/southeast exposure. There is no neighbors behind, only on one side of the lot. The house is perfect for parents with infant or school age children. A registered daycare is 5 doors down (how convenient for working parents ) and the K1 - K9 school is across the road with the athletic field directly adjacent. NO long cold bus waits and NO busing or lunch room fee's. There is a back lane which in newer developments, is a luxury that most don't and can't enjoy, giving lots of space between neighbors and full access to the home with convenient and proper garbage and recycling pickup from the rear of the home. Excellent home for those who enjoy the RV lifestyle and own a trailer or motorhome. Being a corner lot, it allows perfect "off the street" access to the spacious RV parking for those extra large rigs. If you don't own an RV, it's easy to rent that parking space for an added income. The community center is also one block away with a wonderful summer water park and winter skating rink, great family fun for everyone. Close the Tuscany Market complex and bike paths to the natural ravine. Don't miss out on this great opportunity to own this home in such an amazing location.**

Inclusions:  
Property Listed By:

**Assisted chair lift on staircase negotiable**  
**Real Estate Professionals Inc.**

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



















