



THE
A-TEAM

**RE/MAX
FIRST**

286 TUSCANY SPRINGS Boulevard, Calgary T3L 2R5

MLS®#: **A2162182**

Area: **Tuscany**

Listing Date: **09/03/24**

List Price: **\$469,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 16-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2001**

Finished Floor Area

Abv Sqft: **1,321**
Low Sqft:
Ttl Sqft: **1,321**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

15
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Carpet,See Remarks,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Open Floorplan,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`6" x 16`8"
Kitchen	Main	10`8" x 17`7"
Bedroom	Second	13`2" x 11`0"
2pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	8`4" x 14`9"
Bedroom - Primary	Second	11`4" x 14`2"
Bedroom	Second	13`2" x 8`10"
4pc Bathroom	Second	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$401

Fee Simple
Fee Freq:
Monthly

M-C1 d100

Legal Desc: 0111638

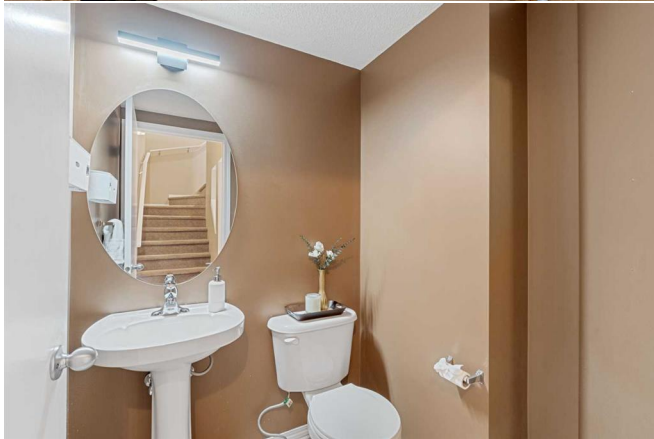
Remarks

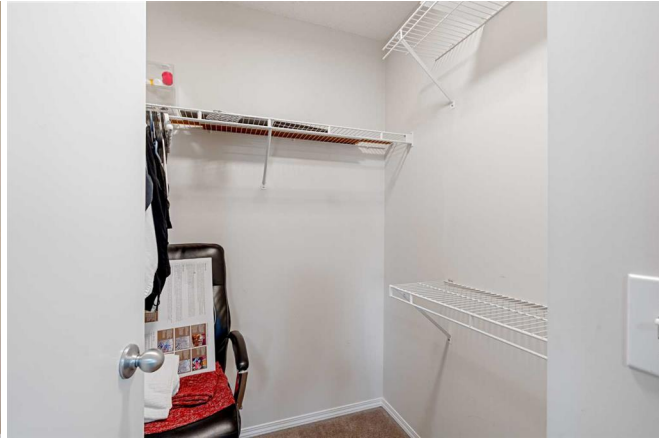
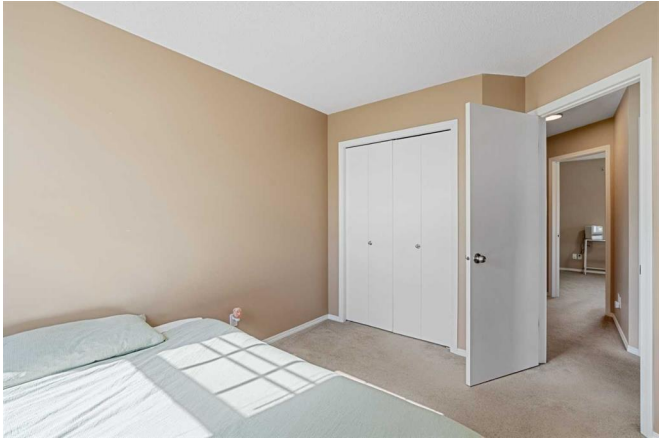
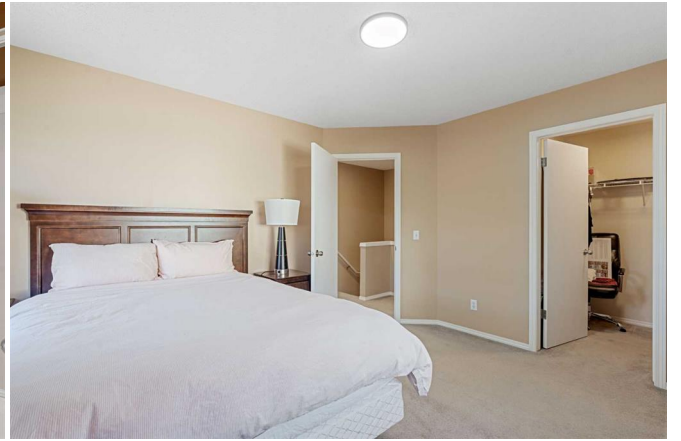
Pub Rmks: **Welcome to a townhouse where convenience meets luxurious comfort in the heart of the thriving community of Tuscany. Just a mere two-minute stroll from the C-Train station, your daily commute becomes effortlessly seamless, granting you swift access to the city's endless amenities and attractions. 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.**

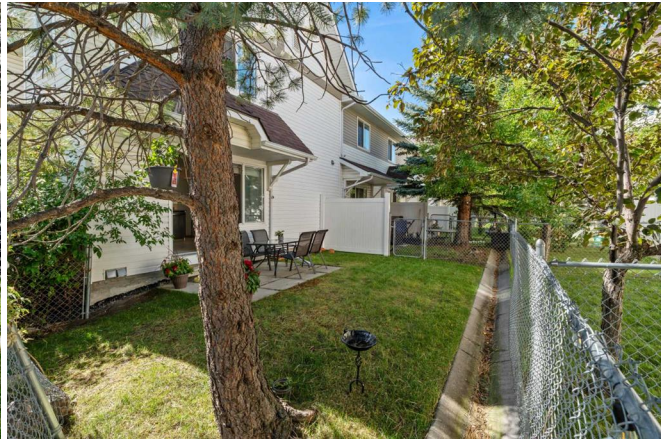
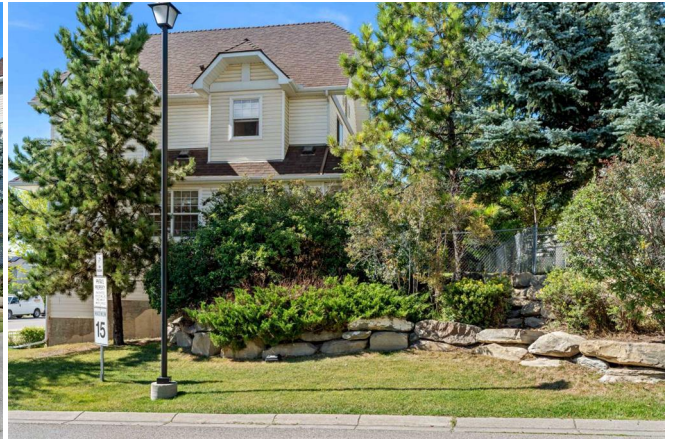
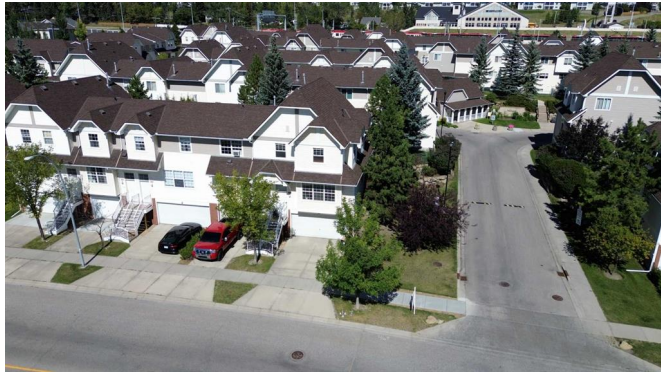
Inclusions: NONE
Property Listed By: RE/MAX iRealty Innovations

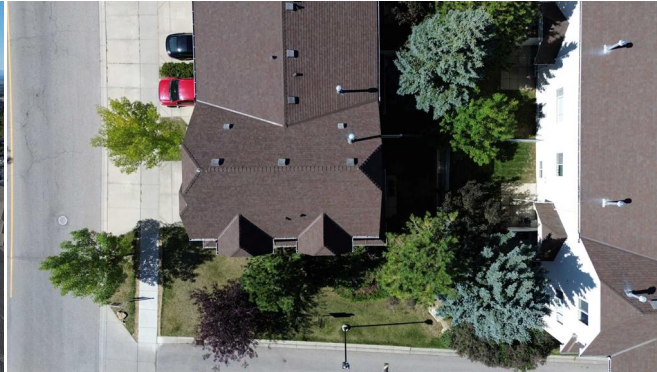
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







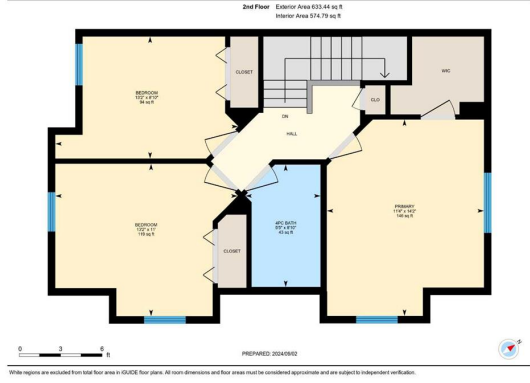




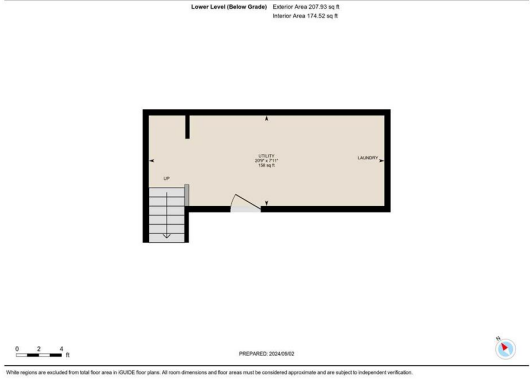
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