



THE A-TEAM

RE/MAX FIRST

108 TUSCANY SPRINGS Gardens, Calgary T3L 2R5

MLS®#: A2163290 Area: Tuscany Listing Date: 09/24/24 List Price: \$459,900
Status: Active County: Calgary Change: -\$10k, 16-Oct Association: Fort McMurray



General Information

Prop Type: Residential Row/Townhouse
City/Town: Calgary
Year Built: 2002
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: 1,363
Low Sqft:
Ttl Sqft: 1,363

DOM
119
Layout
Beds: 3 (3)
Baths: 1.5 (1 1)
Style: 2 Storey

Parking
Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Street Lighting
Park Feat: Double Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Balcony
Construction: Concrete,Vinyl Siding,Wood Frame
Flooring: Carpet,Laminate,Linoleum,Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings
Int Feat: Kitchen Island,Wired for Data
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, 2pc Bathroom, Bedroom, 4pc Bathroom, and Laundry.

Legal/Tax/Financial

Condo Fee:
\$401

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d100

Legal Desc: **0211132**

Remarks

Pub Rmks: **Welcome to the highly sought-after Mosaic in Tuscany! This spacious 3-bedroom, 1.5-bathroom townhome offers a peaceful living experience, tucked away in the quiet center of the complex, away from the main road. The main floor's open-concept layout features a large, inviting living room, a dining area, and a bright kitchen with a move able island, perfect for entertaining or casual meals. A convenient powder room completes this level. Upstairs, you'll find three generously sized bedrooms, providing plenty of space for family members or guests, and a well-appointed full bathroom. The lower level houses the laundry area, additional storage, and provides access to a large attached double-car garage. The garage offers ample storage space, accommodating two vehicles, with even more parking available in the driveway. One of the standout features of this townhome is its fenced backyard, an ideal spot for children and pets to play or for summer barbecues and outdoor relaxation. The complex also offers plenty of visitor parking, making it easy to host friends and family. Its location is excellent, just a short walk from the Tuscany C-Train station, offering convenient transit options. Easy access to Stoney Trail and Crowchild Trail makes commuting a breeze. Living in Tuscany means enjoying plenty of outdoor recreation, with numerous walking trails, parks, and green spaces nearby, as well as the popular Tuscany Club. The Club offers a variety of programs for all ages, as well as fun amenities like a splash park, tennis courts, and an outdoor skating rink. Families will also appreciate the area's excellent schools, including two elementary schools (one offering French immersion), a middle school, and a Catholic junior high, making this a fantastic location for families looking for community and convenience.**

Inclusions:
Property Listed By: **N/A**
First Place Realty

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





