

10221 TUSCANY Boulevard #2307, Calgary T3L0A3

MLS®#: Status:	A2163853 Active	Area: County:	Tuscany Calgary	Listing Date: Change:	09/08/24 None			\$589,000 n: Fort McMurray			
				General Inf Prop Type: Sub Type: City/Town: Year Built: Lot Informa Lot Sz Ar: Lot Shape: Access: Lot Feat: Park Feat:	ation	Residentia Apartment Calgary 2007 Undergrou		<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft:	1,505 1,505	DOM 11 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	1 (1) 2.0 (2 0) Low-Rise(1-4) 2
						Utilities a	nd Feature	5			

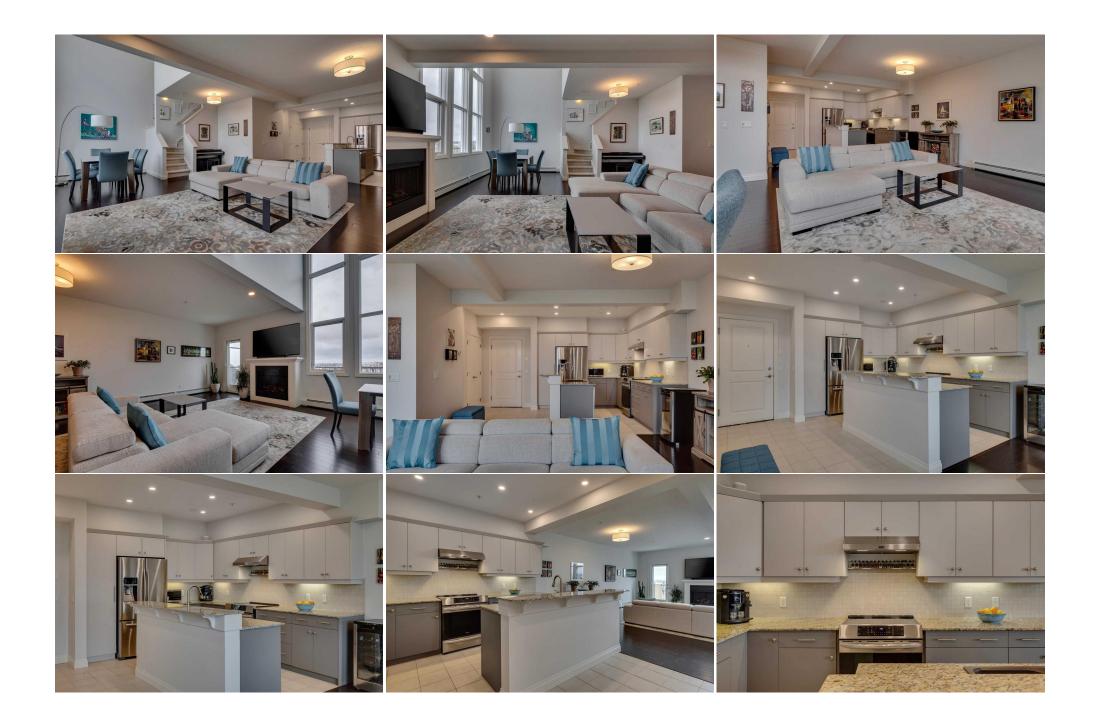
Roof:			Construction:	Construction:					
leating:	Baseboard,Hot Water,Natural Gas		Brick,Stucco,Wood Frame						
Sewer:			Flooring:	Flooring:					
Ext Feat:	Balcony		Carpet,Ceramic Tile,Hard	Carpet, Ceramic Tile, Hardwood Water Source:					
			Water Source:						
		Fnd/Bsmt:							
Kitchen Appl:	Dishwasher,Dryer,I	Electric Stove,Garage Control(s),Garb	urator,Microwave,Range Hood,Refr	igerator,Washer,Window Co	overings,Wine Refrigerator				
nt Feat:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)								
nit i cut.	Breakfast Bar,Celli	ig ran(s), closet organizers, bouble va	anity, Lievator, Granite Counters, mg	in cennigs, accient island, o	pen riborpian, waik-in closet(s)				
	Breakrast Bar,Ceill	ig ran(s), closet organizers, bouble va	anity, Lievator, Granite Counters, rig						
Jtilities:	Breaktast Bar, Lein	ig ran(s), closet organizers, bouble va	Room Information						
Jtilities:	Level	Dimensions			Dimensions				
Jtilities:	Level		Room Information						
Jtilities: Room Ipc Bathroom	Level	Dimensions	Room Information <u>Room</u>	Level	Dimensions				
Jtilities: <u>Room</u> Ipc Bathroom	Level Main	Dimensions 29`10" x 18`1"	Room Information <u> Room</u> Dining Room	Level Main	Dimensions 31`10" x 30`2"				
Jtilities: <u>Room</u> Ipc Bathroom Foyer Laundry	Level Main Main Main Main	Dimensions 29`10" x 18`1" 8`0" x 11`6"	Room Information <u>Room</u> Dining Room Kitchen	<u>Level</u> Main Main	Dimensions 31`10" x 30`2" 9`11" x 12`6"				
	Level Main Main Main Main	Dimensions 29`10" x 18`1" 8`0" x 11`6" 5`6" x 8`11"	Room Information <u>Room</u> Dining Room Kitchen Living Room	<u>Level</u> Main Main Main	Dimensions 31`10" x 30`2" 9`11" x 12`6" 20`5" x 21`0"				

Condo Fee: \$813		Title: Fee Simple Fee Freg:	Zoning: M-C1 d75
Legal Desc:	0714815	Monthly	
	0/14015	Rem	arks
Pub Rmks: Inclusions: Property Listed By:	beautiful master bedrood the space with natural lig your BBQ. The kitchen is appliances, including a n feels like a house. Enjoy boasts a loft area and ma style .The luxurious mast perfect for a post golf, sl master walk-in closet an batteries, main floor pot stalls—plus a titled stora the Tuscany Owners Club minutes to downtown or unsurpassed views and u	m PLUS a DEN which includes a handy mu ght, highlighting the ravine and mountain a chef's delight, featuring refaced kitcher newer stove, hood and dishwasher, faucets your cozy living room with a fireplace ,din aster suite with newer carpet ,ideal for a h ter suite features his/her closets, a walkth ki or hiking soak and an oversized shower d entry way closet, engineered hardwood lights (removed track lighting) replaced age locker. The complex is very quiet (you b . Perfectly located, it's just minutes from the airport. easy access to 12 Mile Coulee unbeatable value but also ensures a luxuri bench, Shelving in Laundry room, Shelving	vel penthouse loft condo, a rare gem in the esteemed "Villa d'Este". You will appreciate the rphy bed! The open plan living area showcases 20' ceilings and double-height windows that flood vistas. Enjoy breathtaking sunsets on the oversized west-facing balcony with gas hook-up for n cabinetry and new drawers with soft close hardware, granite countertops, and stainless-steel s, Blanco double sink with a raised breakfast bar. The main level is spacious bright and open ,its ing area and a full four-piece bathroom, perfect for versatility and convenience. The upper level nome office or guest suite, complemented by murphy bed and ample space for your personal life trough closet, and a spa-style five-piece ensuite with double basins, a separate shower, soaker tub . Additional features ,abundant storage space through -out main floor utility /laundry room, floors, custom tile, new toilets and bathroom faucets, upgraded motorized blinds to rechargeable with kitchen dimmer, newer screen and patio door. The property includes two titled, parking never hear anyone).It is rich in amenities, guest suites, a social room, bike storage and access to the LRT, hospitals, downtown, or west to K-Country. Just 50 minutes from Banff park gates, 20 e ravine- walking paths, hiking trails, bike paths and wildlife. This home not only provides ous lifestyle with exceptional convenience and accessibility. g in walk in closets in main floor and main Bedroom, mounted Sony TV in loft.

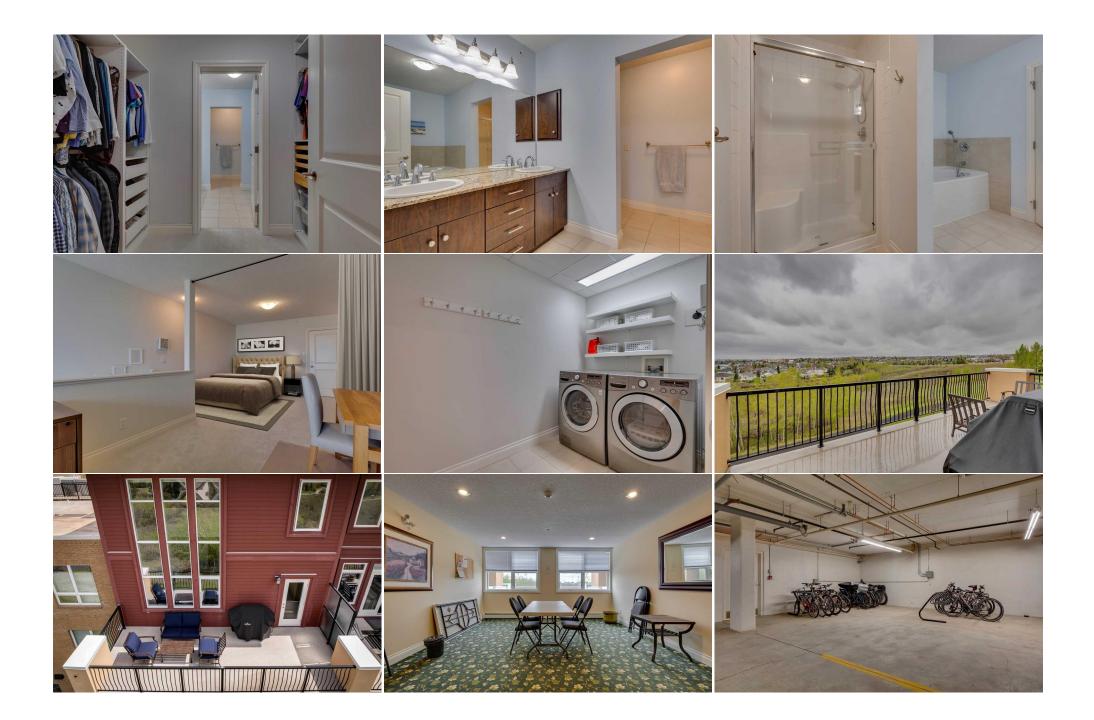
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



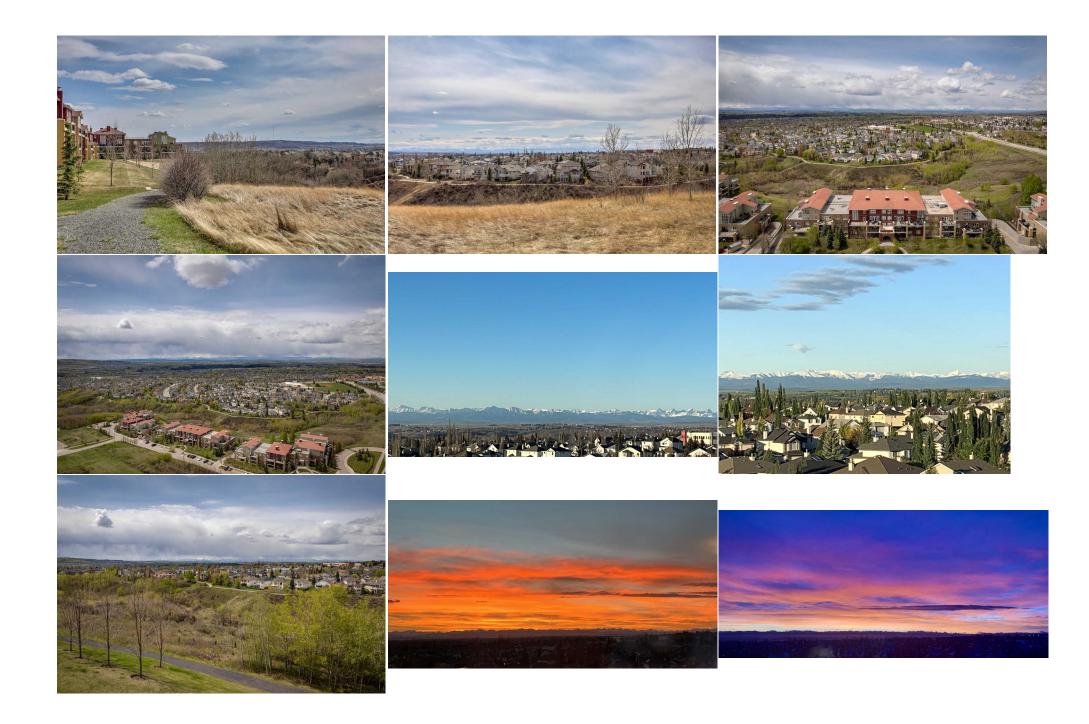












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