



THE
A-TEAM

**RE/MAX
FIRST**

15 TUSCANY Hill, Calgary T3L 2T4

MLS®#: **A2164029** Area: **Tuscany** Listing Date: **09/09/24** List Price: **\$875,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2003**
Lot Information
 Lot Sz Ar: **4,154 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,076**
 Low Sqft:
 Ttl Sqft: **2,076**

DOM

10
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Gazebo,Landscaped,Many Trees,Private,Rectangular Lot,See Remarks,Treed**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator,See Remarks,Washer,Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`9" x 3`2"	Dining Room	Main	9`10" x 8`0"

Kitchen	Main	12`7" x 13`6"	Laundry	Main	7`4" x 10`10"
Living Room	Main	14`5" x 13`6"	Office	Main	8`9" x 10`10"
4pc Bathroom	Second	8`1" x 5`1"	4pc Ensuite bath	Second	10`7" x 9`11"
Bedroom	Second	12`9" x 10`8"	Bedroom	Second	11`7" x 11`1"
Bonus Room	Second	19`0" x 19`5"	Bedroom - Primary	Second	13`8" x 12`2"
4pc Ensuite bath	Basement	4`11" x 7`0"	Bedroom	Basement	13`0" x 10`8"
Game Room	Basement	14`11" x 21`3"	Storage	Basement	5`10" x 10`4"
Storage	Basement	6`10" x 6`9"	Storage	Basement	6`10" x 4`6"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0310384**

Zoning: **R-C1**

Remarks

Pub Rmks: **Here is a home that you don't want to miss! Welcome to this stunning and immaculately kept home in the highly desirable community of Tuscany. Vibrant neighborhood with great schools, parks, green spaces and close proximity to shopping and all amenities. Fully finished on 3 levels offering 2800 sqft of living space. Total of 3+1 bedrooms and 3.5 bathrooms with a main floor office and laundry. The private backyard is an oasis nestled with mature trees for serenity and relaxation. Basement is fully developed with a 4th bedroom, recreation room and bathroom. Key features of this home include a massive bonus room with vaulted ceilings, new roof and plenty of storage throughout this home. This home combines comfort, style and accessibility for those seeking both luxury and functionality. Numerous upgrades over the years and pride of ownership shows throughout this home. Schedule your private tour today! This Turn-key home is priced to sell, do not miss out on this exceptional opportunity. Make 15 Tuscany Hill NW your new place to call Home!!!**

Inclusions: **shed**
 Property Listed By: **Greater Property Group**

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







