



THE
A-TEAM

**RE/MAX
FIRST**

217 TOSCANA Gardens, Calgary T3L 3C3

MLS®#: **A2164286** Area: **Tuscany** Listing Date: **09/09/24** List Price: **\$480,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2006**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Front Yard,Garden,Landscaped**
 Park Feat: **Double Garage Attached,Garage Door Opener,Garage Faces Rear,Insulated,Plug-In,Rear Drive**

DOM

10
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **350**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Private Yard**

Construction: **Wood Frame**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	6`2" x 4`0"
Dining Room	Main	13`9" x 6`5"
2pc Bathroom	Main	6`8" x 3`0"
Bedroom	Second	12`8" x 10`5"
3pc Ensuite bath	Second	4`11" x 7`10"

Room	Level	Dimensions
Eat in Kitchen	Main	13`3" x 10`4"
Living Room	Main	13`9" x 13`3"
Bedroom - Primary	Second	13`9" x 11`8"
4pc Ensuite bath	Second	4`11" x 7`10"
Laundry	Basement	12`10" x 10`3"

Legal/Tax/Financial

Condo Fee:
\$333

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d75

Legal Desc: **0513760**

Remarks

Pub Rmks: **Home sweet home! Welcome to this bright & updated townhome 2 br 2 full bath W/double attached garage in desirable Tuscany! Step through a sunny front yard with concrete patio, you entered a lovely cared home which is in move-in condition! Features an airy open plan, main floor has laminate flooring throughout the entrance, living room and dinning room. Spacious kitchen has been updated to full heights cabinets in high glossy finishing with morden black colored back splash. A three-seats raised breakfast bar is perfect for casual entertaining. A conveniently located 2 pcs half bathroom finishes main floor. Upper level is designed for dual master suite. They are both identical size (fits king size bed), and both comes with it's own ensuite & walk-in closet! Updated carpets less than 2years! Laundry is located on the bottom level as well as all mechanics and storage. Double attached garage is drywall & insulated. Other improvements including stainless steel stove(2022), washer/dryer (2023), HWT(2022) new vinyl floor in basement level and new garage springs(2022)! Nice location with walking distance to Tuscany market and club house, St Basil Elementary & Jr High school, across street from the golf course of Lynx Meadows, pathway along 12 mile Coulee Rd all the way to the river park! Come see this one before it's gone!**

Inclusions: **none**
Property Listed By: **Top Producer Realty and Property Management**

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







