



THE
A-TEAM

**RE/MAX
FIRST**

132 TUSCANY HILLS Circle, Calgary T3L 2E5

MLS@#: **A2167824** Area: **Tuscany** Listing Date: **11/24/24** List Price: **\$698,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1998**
Lot Information
 Lot Sz Ar: **6,684 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,591**
 Low Sqft:
 Ttl Sqft: **1,591**

DOM

69
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Lawn,Landscaped,Level,Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Rubber**
 Heating: **Central,Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Fire Pit,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Central Vacuum,Closet Organizers,Kitchen Island,No Smoking Home,Pantry,Quartz Counters,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|------------------|--------|---------------|-------------------|--------|---------------|
| Family Room | Main | 15`3" x 13`1" | Kitchen | Main | 12`9" x 10`9" |
| Breakfast Nook | Main | 9`2" x 8`5" | Laundry | Main | 8`8" x 6`1" |
| 2pc Bathroom | Main | 5`1" x 4`10" | Bedroom - Primary | Second | 13`8" x 11`7" |
| 4pc Ensuite bath | Second | 8`8" x 7`4" | Walk-In Closet | Second | 7`8" x 6`2" |
| Bedroom | Second | 12`11" x 9`0" | Bedroom | Second | 9`6" x 9`5" |
| 4pc Bathroom | Second | 9`0" x 4`10" | | | |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9712026

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to this 2-storey home in desirable Tuscany, perfect for families and outdoor enthusiasts alike. Featuring an open floor plan, this home boasts 3 spacious bedrooms, 2.5 bathrooms, and a main floor laundry room offering comfort and practicality for modern living. The open kitchen is designed with sleek quartz countertops, extensive counter space and oak cabinets, while the unfinished basement offers endless possibilities. The primary bedroom boasts a large ensuite with a relaxing soaker tub and walk-in closet. Step out onto a massive, partially covered deck that extends your living space outdoors. Ideal for year-round entertaining, whether you're hosting a summer barbecue or enjoying cozy fall evenings. This large, fully fenced yard with mature trees and storage shed offers not only plenty of space for outdoor activities but easy lane access with 15-ft rolling gate to accommodate your RV, boat, or extra vehicles without sacrificing space for entertaining or gardening. Additional highlights include new furnace and air conditioning installed in January 2024 and simulated slate rubber roofing shingles provide enhanced resistance to harsh weather conditions including wind, rain and hail. This home is ideally located on a quiet street, close to top rated schools and expansive scenic path ways in a welcoming, family-friendly community. With so many thoughtful features, this property is a must-see!**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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





