



THE
A-TEAM

**RE/MAX
FIRST**

433 TUSCANY Drive, Calgary T3L 3C8

MLS®#: **A2170171**

Area: **Tuscany**

Listing Date: **10/05/24**

List Price: **\$579,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2005**

Lot Information

Lot Sz Ar: **3,132 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,128**

Low Sqft:

Ttl Sqft: **1,128**

DOM

46

Layout

Beds: **2 (2)**

Baths: **1.5 (1 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Back Lane,Fruit Trees/Shrub(s),Few Trees,Interior Lot,Street Lighting,Rectangular Lot**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding

Flooring:

Carpet,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**

Int Feat: **Open Floorplan,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`6" x 18`8"
Kitchen	Main	10`9" x 10`0"
4pc Bathroom	Upper	4`11" x 7`5"
Bedroom	Upper	8`11" x 9`9"
Entrance	Main	4`6" x 4`11"

Room	Level	Dimensions
Dining Room	Main	10`9" x 6`6"
2pc Bathroom	Main	2`8" x 7`2"
Bedroom - Primary	Upper	9`8" x 12`0"
Bonus Room	Upper	11`4" x 9`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0414467

Zoning:
DC

Remarks

Pub Rmks:

Ever dreamed of living in Tuscany, in a 2 storey DETACHED home, boasting an open concept, maple kitchen cabinets, spacious rear deck, and be able to afford it? Welcome HOME. The heart of the home, the kitchen, is the star of the main level, with it's spacious central island which allows for guests to easily gather around, oodles of cupboard and countertop, black appliances and a corner pantry. The party gets of flow into the adjacent family/great room, or into the dining area with a beautiful view of the deck and backyard, featuring mature fruit trees (apple, tri pear blend and sour cherry). Upstairs you will find a generously sized master bedroom, 1 kid bedroom and a bonus room that can easily be converted into a 3rd bedroom plus a 4 piece bathroom. Rest easy knowing that the mechanicals are solid, with PEX (no Poly-B), reliable mid efficient furnace, newer hot water tank (2019), a new roof (2021), and all exterior trims and door have been recently painted. Basement is unfinished and left for your future developments. The location is amazing with schools as close as 500 feet away, 1/3 mile away for all your daily shopping (Sobey's, gas, Rexall, ScotiaBank, heath, dental, restaraunts, and more), boasting quick access to hidden gems like Baker Park or the more renowned Bowness, both under 2.5 miles, and a short 1 hour drive to Banff for the ultimate week get-away experience. Your daily commute is super convenient with either Stoney Trail, Crowchild or use the LRT at the Tuscany/Rock Ridge Station (0.8 miles).Amazing location. Affordable price. What more could you hope for? Call today for your private viewing.

Inclusions:
Property Listed By:

**Shed in back yard
MaxWell Experts Plus Realty**

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









