



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**66 TUSCANY HILLS Point, Calgary T3L 2C7**

MLS® #: **A2171141**

Area: **Tuscany**

Listing Date: **10/06/24**

List Price: **\$835,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1997**

Finished Floor Area

Abv Sqft: **2,046**

Low Sqft:

Ttl Sqft: **2,046**

Lot Information

Lot Sz Ar: **6,092 sqft**

Lot Shape:

DOM

**16**

Layout

Beds: **5 (4 1 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Refrigerator,Washer**  
Int Feat: **Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>17`9" x 19`0"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>41`4" x 35`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>35`5" x 24`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>35`5" x 39`8"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>42`4" x 40`4"</b>

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Second</b>	<b>13`6" x 27`11"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>33`2" x 24`11"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>54`6" x 59`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>35`9" x 39`4"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**9611542**

Remarks

Pub Rmks: **Welcome to this bright 5 bedroom home, Ideal for families! HUGE YARD, Close to several schools! Situated on a quiet cul-de-sac you are welcomed into this home via its spacious entryway which leads to the cozy sitting area and dining room. From the dining room is easy access into the bright well-appointed kitchen and eating area, here you will find patio doors leading onto the back yard deck. Relax in the Living room, by the gas fireplace while enjoying the big picture window with views to the back yard and green space. Conveniently you will find a powder room, office or bedroom, and laundry on the main floor as well. Upstairs are 2 sizable bedrooms (with walk-in closets) flooded with natural light for the kids, and a 3-piece bath. The very generous primary suite has its own 4-piece Bathroom with jetted tub and walk in closet. In the basement there is another family room, an additional bedroom, a flex room and another 3-piece bathroom. This great location, with its massive pie-shaped WEST FACING back yard offers access to pathways leading to the nature reserve Ravine just a few steps from your back gate. Pathways that take you to the grocery store, the Tuscany club with its tennis courts, skate park or splash park/skating rink or you can bike all the way to Bowness Park if you are adventurous**

Inclusions: **None**  
Property Listed By: **CIR Realty**

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

















