



THE
A-TEAM

**RE/MAX
FIRST**

66 TUSCANY HILLS Point, Calgary T3L 2C7

MLS® #: **A2171141** Area: **Tuscany** Listing Date: **10/06/24** List Price: **\$824,900**
 Status: **Active** County: **Calgary** Change: **-\$11k, 15-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1997** Abv Sqft: **2,046**
Lot Information Low Sqft:
 Lot Sz Ar: **6,092 sqft** Ttl Sqft: **2,046**
 Lot Shape:

DOM

58
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** Construction: **Vinyl Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **None** 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	Room	Level	Dimensions
2pc Bathroom	Main	17`9" x 19`0"	4pc Bathroom	Second	13`6" x 27`11"
4pc Ensuite bath	Second	41`4" x 35`1"	3pc Bathroom	Lower	33`2" x 24`11"
Bedroom	Main	35`5" x 24`11"	Bedroom - Primary	Second	54`6" x 59`1"
Bedroom	Second	35`5" x 39`8"	Bedroom	Second	35`9" x 39`4"
Bedroom	Lower	42`4" x 40`4"			

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 Open house Sunday Nov 10 from 2-4pm**

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

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









