



THE
A-TEAM

**RE/MAX
FIRST**

10349 TUSCANY HILLS Way, Calgary T3L 2A1

MLS®#: **A2173008**

Area: **Tuscany**

Listing Date: **10/16/24**

List Price: **\$750,000**

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: **2,091**
Low Sqft:
Ttl Sqft: **2,091**

Lot Information

Lot Sz Ar: **4,757 sqft**
Lot Shape:

DOM

6
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,Few Trees,Front Yard,Irregular Lot,Landscaped**
Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	17`9" x 9`4"
Living Room	Main	14`8" x 10`5"
Dining Room	Main	14`8" x 10`5"
2pc Bathroom	Main	
Bedroom	Upper	12`5" x 9`3"
4pc Ensuite bath	Upper	

Room	Level	Dimensions
Breakfast Nook	Main	7`4" x 7`0"
Family Room	Main	17`9" x 17`7"
Laundry	Main	
Bedroom - Primary	Upper	18`2" x 15`4"
Bedroom	Upper	12`2" x 9`3"
4pc Bathroom	Upper	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9611542

Zoning:
R-CG

Remarks

Pub Rmks:

Tuscany - 10349 Tuscany Hills Way NW: Welcome to this 2-storey family home featuring 2,091 sq ft, 3 bedrooms, 2.5 bathrooms, and an attached double garage in the desirable community of Tuscany. The main floor features a traditional layout and hardwood floors throughout. The spacious kitchen has white cabinets with granite counters which extend to make a great study/tech area, a center island with room for seating, stainless steel appliances, a corner pantry, and a dining nook with sliding doors to the back deck. The family room is open to the kitchen and features a mantled gas fireplace. You will also find a formal dining room, a living room, a 2 pc powder room with vanity, and a laundry area in the mud room. The upper level has a large primary bedroom with a walk-in closet, a 4 pc ensuite including a separate shower and jetted tub, 2 additional good-sized bedrooms, and a 4 pc main bathroom. The basement remains unspoiled and awaits your personal touch. Enjoy the fully fenced backyard with a large deck and plenty of grass for the kids to play. It is located in the beautiful family community of Tuscany and offers many walking/biking paths, playgrounds, schools, shopping, and access to Tuscany Club. Enjoy tennis/pickleball courts, a splash park, a skateboard park, and more. All this is within a short distance of city transit, including the Tuscany LRT station and Crowchild and Stoney Trail access. Call for more info!

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Central)

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







