



THE
A-TEAM

**RE/MAX
FIRST**

347 TUSCANY ESTATES Rise #1, Calgary T3L 0C8

MLS® #: **A2173467**

Area: **Tuscany**

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

List Price: **\$1,215,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2012**

Lot Information

Lot Sz Ar: **6,210 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,956**

Low Sqft:

Ttl Sqft: **1,956**

DOM

2

Layout

Beds: **3 (1 2)**

Baths: **2.5 (2 1)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Lawn,Landscaped,Level**

Park Feat: **Double Garage Attached,Heated Garage,Oversized**

Utilities and Features

Roof: **Asphalt**
Heating: **Fan Coil**
Sewer:
Ext Feat: **Other**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Bar,Built-in Features,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Storage,Tray Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`9" x 5`11"	5pc Ensuite bath	Main	19`0" x 10`8"
Dining Room	Main	14`6" x 14`0"	Foyer	Main	14`2" x 12`9"
Kitchen	Main	13`11" x 25`8"	Laundry	Main	5`10" x 6`4"
Living Room	Main	15`0" x 17`6"	Mud Room	Main	5`9" x 8`1"
Bedroom - Primary	Main	15`6" x 16`9"	Pantry	Main	12`8" x 5`11"
Walk-In Closet	Main	8`11" x 14`6"	4pc Bathroom	Basement	7`11" x 11`1"

Other
 Exercise Room
 Family Room
 Furnace/Utility Room

Basement
 Basement
 Basement
 Basement

8`5" x 8`5"
 16`6" x 12`0"
 17`4" x 19`11"
 18`11" x 24`0"

Bedroom
 Bedroom
 Storage

Basement
 Basement
 Basement

14`10" x 15`11"
 11`10" x 15`11"
 12`0" x 10`10"

Legal/Tax/Financial

Condo Fee:
\$785

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1310137**

Remarks

Pub Rmks: ****OPEN HOUSE SATURDAY, OCTOBER 19, 2:00PM - 4:00PM** Opportunities to purchase rarely come available at the Vistas, a private and well-situated luxury villa development in the Estates of Tuscany. Beautiful architecture, elegance, and sophistication define this signature complex, offering the perfect combination of luxury and turnkey lifestyle. Unit #1 offers a spacious and open floor plan with hardwood flooring and soaring ceilings ranging in height from 9 to 13 feet. The living room hosts a gas fireplace with built-ins, and flows seamlessly into the generously-sized dining room. The kitchen offers ceiling-height cabinetry with gorgeous granite countertops, built-in upgraded stainless steel appliances, a butler's pantry, and double sliding door access to the patio. The primary bedroom offers pure luxury with its spa-inspired five-piece ensuite and nearly 120 square feet of walk-in closet space. The two-piece bathroom, dedicated laundry room, and hallway pocket-office complete the main level. Downstairs you will find a large family room with built-ins for your media, and a beautifully developed wet bar with a beverage fridge, dishwasher, and a Eurocave 182-bottle wine cooler in a separate area. In addition there are two spare bedrooms (or a spare bedroom and an office), a four-piece guest bathroom, a great flex space or den (perfect as a studio or gym), and two large storage areas. The oversized fully finished, heated garage with epoxy flooring has the clearance and space for a car lift and a small workshop. This well-kept property is outfitted with an efficient boiler/fan-coil heating system (a new boiler was just installed in January 2024), in-floor heat, softened water, irrigation, and so much more. Surrounded by green space in a serene ravine setting, residents of the Vistas of Tuscany enjoy a lock-and-leave lifestyle with easy access to nearby walking paths and parks, along with all of the services and amenities Tuscany has to offer. Don't miss the opportunity to view this exclusive property, book your showing today!**

Inclusions:
 Property Listed By: **Beverage Coolers in Kitchen and Basement Bar, Basement Dishwasher, Eurocave 182-Bottle Wine Cooler
 RE/MAX Real Estate (Central)**

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









