



THE
A-TEAM

**RE/MAX
FIRST**

10 TUSCANY MEADOWS Drive, Calgary T3L 2T2

MLS®#: **A2178052** Area: **Tuscany** Listing Date: **11/13/24** List Price: **\$715,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **3,939 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,637**
 Low Sqft:
 Ttl Sqft: **1,637**

DOM

7
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Fruit Trees/Shrub(s),Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Hardwood,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Fire Pit** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,Laminate Counters,No Animal Home,Open Floorplan,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`0" x 12`7"	Dining Room	Main	10`11" x 7`3"
Kitchen	Main	15`0" x 11`7"	Laundry	Main	7`6" x 7`4"
2pc Bathroom	Main	7`0" x 5`1"	Bonus Room	Second	13`11" x 13`8"
Bedroom - Primary	Second	13`10" x 11`11"	4pc Ensuite bath	Second	0`11" x 7`2"
Bedroom	Second	12`10" x 12`8"	Bedroom	Second	9`8" x 9`8"
4pc Bathroom	Second	7`9" x 4`11"	Game Room	Lower	13`8" x 27`10"
Bedroom	Lower	13`8" x 8`6"	3pc Bathroom	Lower	9`0" x 5`9"

Title:
Fee Simple
 Legal Desc:

0212265

Zoning:
R-C1N

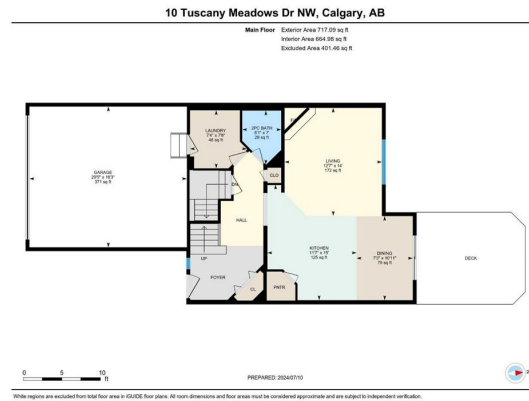
Remarks

Pub Rmks: **Situated in the heart of Tuscany proper this home as been thoughtfully updated and is now ready for its next family. Featuring 3+1 beds/3.5 bath vaulted bonus room and developed basement, this is a full-size home! The open concept great room is exactly what you've been hoping for; the living room easily accommodates your furnishings and is accented with a cozy corner fireplace while the updated kitchen is complete with a large island, breakfast bar, upgraded appliance package (new fridge, stove and dishwasher) and corner pantry along with adjacent generous sized dining nook. Upstairs, the primary bedroom accommodates your furnishings with 4-piece ensuite and custom walk-in closet. Two other very well-proportioned bedrooms share the 4-piece main bathroom. The basement is fully developed with a wide-open rec room, 3-piece bathroom, 4th bedroom and ample storage The private, spacious backyard offers plenty of room to kick a ball or let the dog play along with a large composite deck offers a gazebo with new sunshade canvas along with an adjacent custom built sun room containing an 8-person J-480 hot tub with views of the built-in stone firepit. Upgrades include: New hot water tank (2019), shingles (2016), premium fencing (2023), the driveway has been widened, all faucets replaced in the home, LED lightbulbs and a fresh coat of paint throughout. There is no carpet in the house with gorgeous hardwood flooring + tiles on the main and upper floors and LVP in the basement. Please note: Some images have been virtually staged**

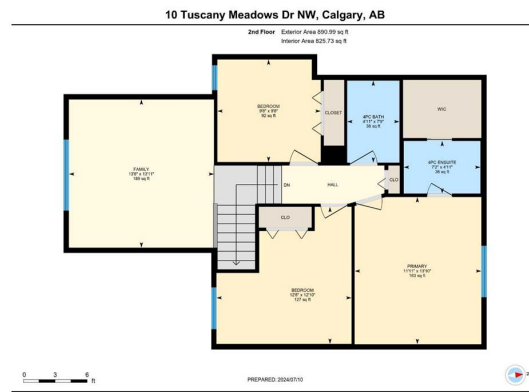
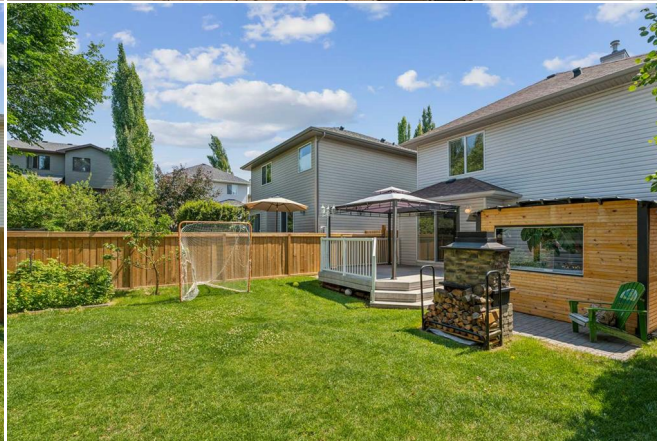
Inclusions:
 Property Listed By:

Hot Tub
Century 21 Bamber Realty LTD.

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







White regions are excluded from total floor area in EXCLUDE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





