3 TUSCANY VISTA Road, Calgary T3L 2Z8

MLS®#:	**A2179075**	Area:	**Tuscany**	Listing Date:	**11/15/24**	List Price:	**$674,900**
Status:	**Active**	County:	**Calgary**	Change:	**None**	Association:	**Fort McMurray**

General Information
					DOM	**5**
Prop Type:	**Residential**					
Sub Type:	**Detached**				**Layout**	
City/Town:	**Calgary**	**Finished Floor Area**			Beds:	**5 (2 3)**
Year Built:	**2004**	Abv Sqft:	**1,230**		Baths:	**2.5 (2 1)**
Lot Information		Low Sqft:			Style:	**Bi-Level**
Lot Sz Ar:	**5,037 sqft**	Ttl Sqft:	**1,230**			
Lot Shape:					**Parking**	
					Ttl Park:	**4**
					Garage Sz:	**2**

Access:
Lot Feat: **Corner Lot,Lawn,Garden,Landscaped,Level,Rectangular Lot,Treed**
Park Feat: **Double Garage Attached,Oversized**

Utilities and Features

Roof:	**Asphalt Shingle**	Construction:	
Heating:	**Forced Air**		**Stone,Vinyl Siding**
Sewer:		Flooring:	
Ext Feat:	**Barbecue,Garden**		**Laminate**
		Water Source:	
		Fnd/Bsmt:	
			Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Central Vacuum,High Ceilings,No Smoking Home,Vaulted Ceiling(s)**
Utilities:

Room Information

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

Legal/Tax/Financial

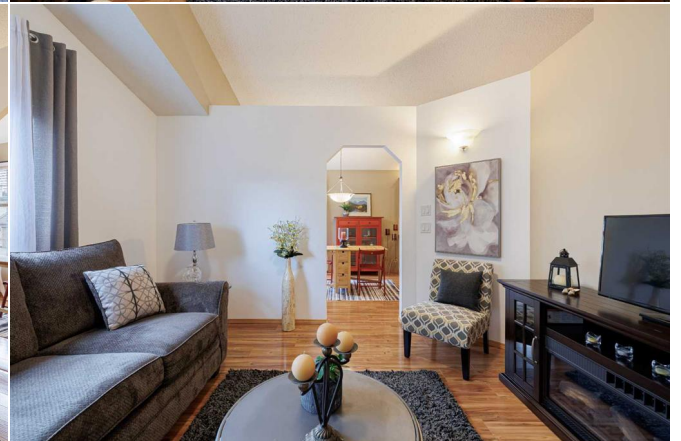| Title:		Zoning:
Fee Simple		**R-CG**
Legal Desc:	**0411812**	

Remarks

Pub Rmks:	**In the sought-after community of Tuscany, this charming 5-bedroom bi-level home offers a perfect blend of comfort and style. There have been many updates and shows the total pride of ownership from inside and out! Its inviting curb appeal is highlighted by a meticulously maintained front yard, complemented by mature landscaping and a spacious driveway leading to an oversized attached two-car garage that can fit 3 cars!!!! The main level boasts an open-concept living area, filled with natural light from large windows, vaulted ceilings and featuring a cozy fireplace for those chilly evenings. The kitchen has timeless style complete with lower and upper cabinet lighting, a pantry, tons of countertop space, a large centre island with eating bar and opening to a bright dining area perfect for hosting family gatherings. The upper level features two generously sized bedrooms, including a primary suite with a walk-in closet and a private en-suite bathroom. The lower level offers three oversized additional bedrooms, a beautifully renovated 4 piece bathroom, a spacious family room with a fireplace and a large laundry room with additional storage. For the garage enthusiast you wont be disappointed!!! This oversized garage can fit 3 vehicles, has a sub panel, a floor drain and tons of space for storage and all your gear. Outdoors, the fully fenced backyard provides a private retreat with a large deck perfect for barbecues, a lush lawn, a green house, garden beds, and plenty of space for kids or pets to play. This home is conveniently located close to schools, transportation, parks, shopping, and amenities, making it the perfect fit for families looking to settle in a vibrant, friendly neighborhood. Don't miss your chance to call this gem your own!**
Inclusions:	**Vacuum System (no attachments), TV and mount, Electric fireplace, Greenhouse, benches in garage, BBQ,**
Property Listed By:	**RE/MAX First**

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

3 Tuscany Vista Rd NW, Calgary, AB

Main Floor   Exterior Area 1230.96 sq ft
Interior Area 1143.23 sq ft
Excluded Area 588.13 sq ft

PREPARED: 2024/11/15

3 Tuscany Vista Rd NW, Calgary, AB

Basement (Below Grade)   Exterior Area 1137.65 sq ft
Interior Area 1052.59 sq ft

PREPARED: 2024/11/15