



THE
A-TEAM

**RE/MAX
FIRST**

39 TUSCANY SPRINGS Gardens, Calgary T3L 2R3

MLS®#: **A2179150**

Area: **Tuscany**

Listing Date: **11/14/24**

List Price: **\$465,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2001**
Lot Information
Lot Sz Ar: **38,890 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,187**
Low Sqft:
Ttl Sqft: **1,187**

DOM

37
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey Split**

Parking

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

Access:

Lot Feat: **Corner Lot, No Neighbours Behind**
Park Feat: **Double Garage Attached, Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Lighting**

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

Kitchen Appl: **Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Breakfast Bar, Laminate Counters, No Animal Home, Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`8" x 7`8"	Dining Room	Main	15`6" x 10`4"
Kitchen	Main	13`2" x 10`11"	Living Room	Main	17`0" x 12`9"
4pc Ensuite bath	Second	8`7" x 4`10"	4pc Ensuite bath	Second	4`11" x 8`9"
Bedroom	Second	12`9" x 11`3"	Bedroom - Primary	Second	14`4" x 16`0"
Storage	Basement	17`1" x 8`0"			

Legal/Tax/Financial

Condo Fee:
\$401

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **0113052**

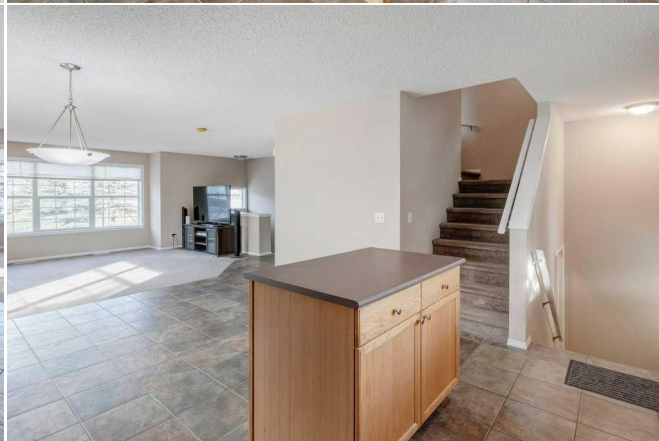
Remarks

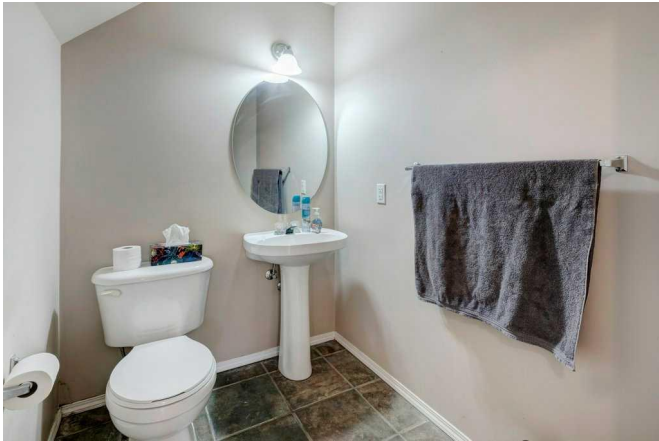
Pub Rmks: **Welcome to this exceptional home in the highly desirable community of Tuscany! This stunning corner unit, 2-storey family home offers the perfect blend of comfort, style, and convenience, with ample space for your growing family. Step inside to find a bright and spacious open floor plan, featuring a great living room with large windows that allow natural light to flood the space. The kitchen boasts, a central island, plenty counter space , and plenty of cabinet storage. It opens to the dining area and family room, perfect for entertaining guests or enjoying time with loved ones. Upstairs, you'll find 2 master suites, both complete with a walk-in closets and ensuite bathrooms. Tuscany is a highly sought-after community known for its beautiful landscapes, parks, and walking paths. The home is within walking distance to schools, Tuscany Market, and the C-train, while also providing easy access to Stoney Trail and the Calgary NW area. Enjoy the nearby amenities including shopping, dining, and recreational options like the Tuscany Club and the Calgary Olympic Park. Welcome Home:)**

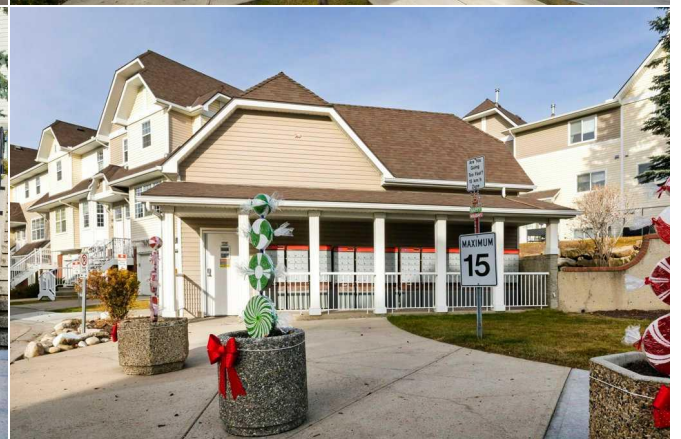
Inclusions: **N/A**
Property Listed By: **MaxWell Capital Realty**

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











39 Tuscany Springs Gardens NW, Calgary, AB



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

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Basement (Below Grade) Exterior Area 179.37 sq ft
Interior Area 148.74 sq ft
Excluded Area 455.02 sq ft



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