

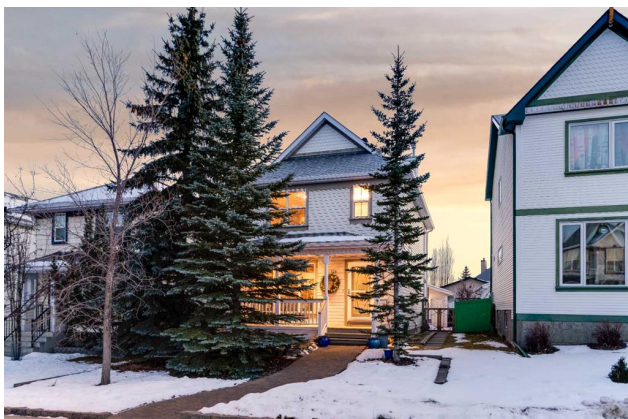


THE
A-TEAM

**RE/MAX
FIRST**

149 TUSCANY Drive, Calgary T3L 2C3

MLS®#: **A2183394** Area: **Tuscany** Listing Date: **12/18/24** List Price: **\$650,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1998**
Lot Information
 Lot Sz Ar: **3,347 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,353**
 Low Sqft:
 Ttl Sqft: **1,353**

DOM

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

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Level,Rectangular Lot,Treed**
 Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Natural Gas**
 Sewer:
 Ext Feat: **Awning(s),BBQ gas line,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Bookcases,Built-in Features,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Stone Counters,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`8" x 5`1"
Kitchen	Main	8`7" x 14`4"
3pc Bathroom	Upper	7`8" x 5`1"
Bedroom	Upper	9`3" x 11`1"
Bedroom - Primary	Upper	11`0" x 14`3"
Game Room	Basement	17`10" x 25`8"

Room	Level	Dimensions
Dining Room	Main	10`8" x 15`1"
Living Room	Main	15`1" x 17`11"
3pc Ensuite bath	Upper	7`10" x 4`11"
Bedroom	Upper	9`3" x 11`5"
3pc Bathroom	Basement	7`4" x 6`5"
Storage	Basement	17`8" x 5`9"

Furnace/Utility Room

Basement

7' 4" x 4' 8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9711423

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to this meticulously maintained and eco-friendly detached home nestled in the heart of the desirable community of Tuscany in Calgary. Being a green property, this home comes with 8 roof mounted solar panels along with generating hardware that has provided the current homeowners with almost 3.5 megawatt hours for 2024! With its charming appeal, there is 1,350 square feet of above-grade living space, plus a fully finished basement, providing the perfect combination of style, comfort, and functionality. Featuring three spacious bedrooms and 3.5 bathrooms, this home is ideal for families or professionals. The primary bedroom includes a walk-in closet and a private ensuite, ensuring a relaxing retreat at the end of the day. The main floor boasts an inviting open-concept layout with stunning hardwood floors and a bright, airy atmosphere perfect for entertaining. The kitchen is a chef's dream with stainless steel appliances, a pantry, and ample cupboard storage. The adjacent dining and living areas create a seamless flow for everyday living. Downstairs, the fully finished basement offers a large recreation room, a full bathroom, and plenty of storage space to meet all your needs. Outdoor living is a delight with a south-facing backyard deck equipped with a natural gas BBQ hookup, ideal for hosting summer gatherings. The property's curb appeal is enhanced by a welcoming front porch and character-filled elevation, and a treed front yard, making it stand out in the neighborhood. A double detached garage with laneway access adds convenience and extra storage. The Tuscany community is renowned for its family-friendly amenities, including tennis courts, a splash park, a skateboard park, a gymnasium, and skating rinks, all managed by the active homeowner association. The location offers easy access to Stoney Trail and Crowchild Trail, ensuring smooth commutes to downtown and major shopping hubs like Crowfoot Crossing, Market Mall, and Dalhousie Station. The Tuscany C-Train Station is just a 15-minute walk or a 3-minute drive away, making public transit an effortless option. This beautifully kept green home is move-in ready and situated in one of Calgary's most sought-after neighborhoods. Don't miss this opportunity to own a stunning property with the perfect blend of charm, functionality, and convenience.

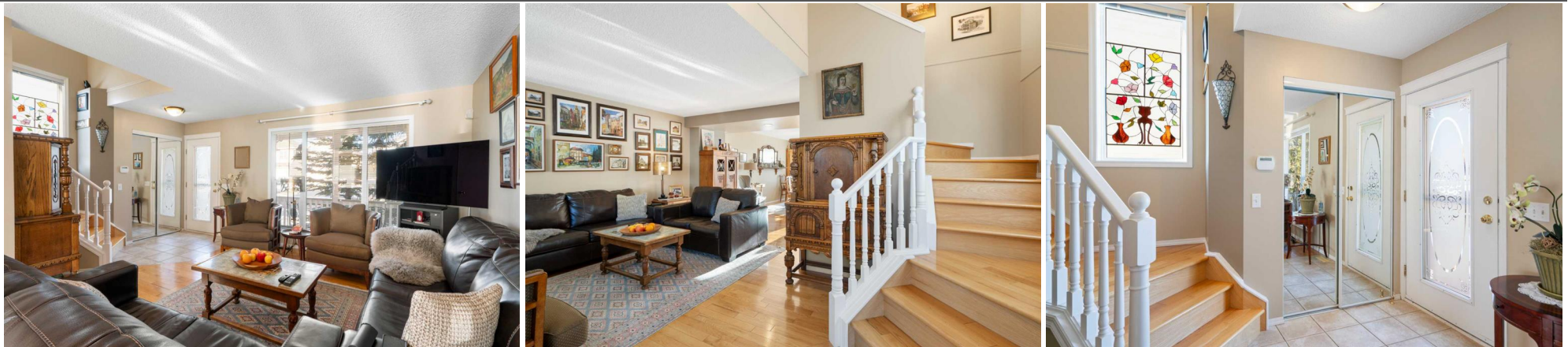
Inclusions:

Drape rods and hardware including the drapes, Solar Panels and solar panel electricity generation hardware (8 x LONGi 405W Modules, 4 x APS DS3-S Micro Inveters, Kinetic racking)

Property Listed By:

Royal LePage Benchmark

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

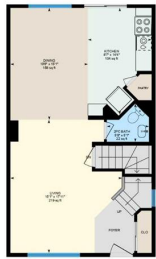






149 Tuscany Dr NW, Calgary, AB

Main Building: Total Exterior Area Above Grade: 1553 sq ft



Main Floor
Exterior Area: 605.11 sq ft

2nd Floor
Exterior Area: 807.07 sq ft

Basement (Below Grade)
Exterior Area: 823.57 sq ft

Notes: Measurements are included from this floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 2024/02/14







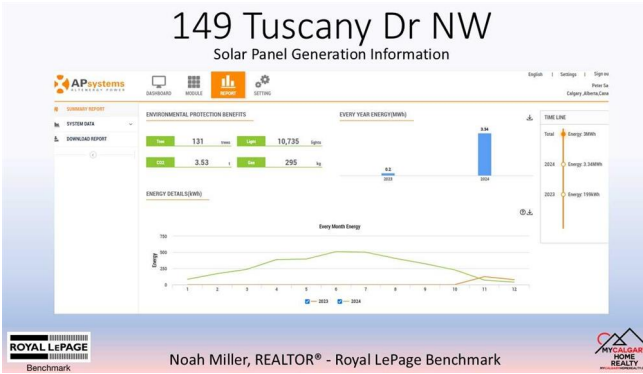
149 Tuscany Dr NW Solar Panel Generation Information

Click the data of the chart above, click the point in the chart to slide the table bars.

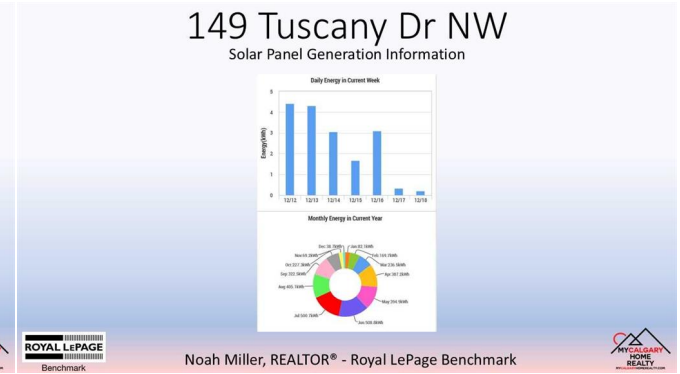
Month	2023 (kWh)	2024 (kWh)
1	0	82.09
2	0	149.72
3	0	236.51
4	0	397.21
5	0	584.91
6	0	588.79
7	0	509.7
8	0	465.08
9	0	322.49
10	0	227.53
11	123.28	69.24
12	26.8	26.71
Total	199.08	3,242.76



Noah Miller, REALTOR® - Royal LePage Benchmark



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