



THE
A-TEAM

**RE/MAX
FIRST**

109 TUSCANY Drive, Calgary T3L2E8

MLS®#: **A2183642**

Area: **Tuscany**

Listing Date: **12/16/24**

List Price: **\$579,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 19-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1997**

Lot Information

Lot Sz Ar: **3,390 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,194**
Low Sqft:
Ttl Sqft: **1,194**

DOM

14
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat: **Back Lane,See Remarks**
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other,Playground**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`9" x 12`0"
Dining Room	Main	9`7" x 6`2"
Bedroom	Upper	12`4" x 9`2"
4pc Bathroom	Upper	7`11" x 5`0"
Laundry	Basement	9`8" x 4`11"
Storage	Basement	13`2" x 5`2"

Room	Level	Dimensions
Kitchen	Main	12`2" x 9`0"
Bedroom - Primary	Upper	13`11" x 10`10"
Bedroom	Upper	10`3" x 9`1"
2pc Bathroom	Main	4`10" x 5`5"
Game Room	Basement	24`0" x 9`11"
Furnace/Utility Room	Basement	9`8" x 6`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9711423

Zoning:
R-CG

Remarks

Pub Rmks: **Beautifully detached home in desirable Tuscany. New kitchen cabinet, new tile , new shingles and new hot water heater .front porch creates warm curb appeal.open floorplan design with large living room . The upper floor plan offers three large bedrooms, the Master w/ spacious walk-in closet. Four piece main bath is well equipped w/ lots of storage. Lower is complete w/ recreation/media area, laundry room & ample storage. close to all amenities including schools, shopping & public transportation. Must see !**

Inclusions: **none**
Property Listed By: **Hope Street Real Estate Corp.**

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











