



THE
A-TEAM

**RE/MAX
FIRST**

120 TUSCANY VISTA Crescent, Calgary T3L 3A2

MLS® #: **A2188949**

Area: **Tuscany**

Listing Date: **01/28/25**

List Price: **\$850,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2004**

Finished Floor Area

Abv Sqft: **1,856**
Low Sqft:
Ttl Sqft: **1,856**

DOM

8
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **8,815 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Lawn,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Underground Sprinklers,Pie Shaped Lot,Private Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard,Storage**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garburator,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Ceiling Fan(s),Double Vanity,Granite Counters,Kitchen Island,Natural Woodwork,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main		4pc Bathroom	Second	
4pc Ensuite bath	Second		Living Room	Main	17`6" x 12`11"
Kitchen	Main	14`9" x 12`0"	Dining Room	Main	11`11" x 7`8"
Bedroom - Primary	Second	14`3" x 11`11"	Walk-In Closet	Second	5`11" x 4`9"
Bedroom	Second	10`8" x 10`0"	Bedroom	Second	10`3" x 10`0"
Bonus Room	Second	18`0" x 12`11"			

Title:
Fee Simple
 Legal Desc:

0411812

Zoning:
R-CG

Remarks

Pub Rmks: **INCREDIBLE PIE LOT with VIEWS, PRIVACY & MOUNTAINS! Opportunities like this one don't come very often. Located on one of the most serene settings in Tuscany, this home sits on a massive pie-shaped lot that's almost 9000SF in size and backing onto a greenspace. With this view you will savour every day and watch beautiful sunsets over the Rockies every evening in this west-facing backyard home that offers unobstructed panoramic views overlooking Lynx Ridge Golf Course. Other perks of this spectacular location includes being on a quiet crescent, with kids playground at the end of the block and short walks to both St. Basil Elementary School (2 blocks away) and Tuscany School (10 minute walk). The open concept layout on the main floors feels extra open and spacious with lots of natural sunlight thanks to the large windows to take every advantage of that view. The extended kitchen features a suite of stainless steel appliances, rich granite countertops with sturdy maple cabinets and bumped out dining area adjacent to that. Cozy fireplace in the living room completes the ambience of living area on the main. Tucked away also on the main is the powder room, mudroom and main floor laundry. Up the stairs on the first landing you are greeted by an extra large bonus room graces with extra high ceilings and lots of windows. Just further up that are 3 very good sized bedrooms including the primary bedroom that complete with customized walk-in closet and spacious updated ensuite. Enjoy having peace of mind knowing this home is well cared for with recent maintenance/updates that include, newer roof, newer mid efficiency furnace, new carpets and updated ensuite. Other creature comforts include newer Central A/C, backyard underground sprinkler system, tinted windows on the main floor at back, composite 400+ SF deck with awning, and Hunter Douglas Zebra Blinds. The basement is unspoilt and has the ideal layout for future development with furnace room and bathroom rough-in all tucked away in the corners. Being a part of the Tuscany Residents Association would mean you will have access to the amazing recreation facility that offers multiple programs and amenities including a skating rink, tennis courts, indoor gymnasium, splash park, skateboard park and much more - so ideal for families looking for things to do with the kids!**

Inclusions: **BBQ, 2 Garage Remotes, Shed**
 Property Listed By: **Stonemere Real Estate Solutions**

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













