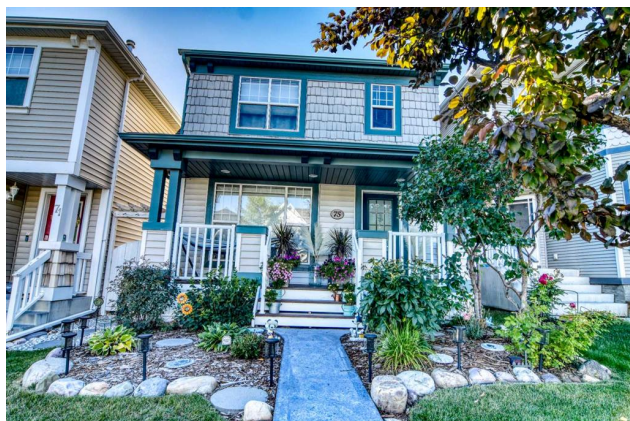




75 TUSCANY SPRINGS Rise, Calgary T3L 2S3

MLS®#: **A2188974** Area: **Tuscany** Listing **01/21/25** List Price: **\$679,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2002** Abv Sqft: **1,351**
 Lot Information Low Sqft:
 Lot Sz Ar: **2,852 sqft** Ttl Sqft: **1,351**
 Lot Shape:

DOM

11
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Front Yard,Landscaped,Level**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,See Remarks,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Closet Organizers,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`5" x 12`5"	Dining Room	Main	15`5" x 9`6"
Kitchen With Eating Area	Main	14`6" x 9`6"	2pc Bathroom	Main	5`9" x 4`6"
Bedroom - Primary	Second	11`8" x 11`0"	Bedroom	Second	10`5" x 9`4"
Bedroom	Second	10`5" x 9`3"	4pc Ensuite bath	Second	7`7" x 4`11"
4pc Bathroom	Second	7`6" x 4`11"	Walk-In Closet	Second	6`11" x 5`8"
Family Room	Lower	17`11" x 13`11"	Exercise Room	Lower	11`11" x 11`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
DC

0210849

Remarks

Pub Rmks: **Don't miss this absolutely immaculate owner occupied 1350 sq ft home on a quiet street in the very sought after NW community of Tuscany. Everything you want in your new home is here! You can hardly wait to show your family and friends! Features include; Designer paint throughout in last two years, expensive tile flooring on the main floor that looks like wood and new roof shingles on the house ,garage and front veranda in the last 1.5 years, deck, facia and all window trim painted last summer, new metal railings on veranda and rear deck, new dining room light, granite on all counters throughout, new ecobe thermostat, Stainless steel fridge 1.5 years, dishwasher 1.5 years, over the stove microwave and convection oven 3 years, vacuum system, 3 sided fireplace with blower fan, fully developed lower level with wallbed, extra fridge in the basement, new hot water tank 2.5 years, double garage insulated and drywalled, large patio with stamped lightweight concrete deck, fence painted this summer and front and rear landscaping redone with plenty of flowers and plants, see summer pictures, front, rear and garage doors all have combination locks. This is truly a turn key home where all you have to do is move in!! Call your favorite Realtor now to view. Great Home! Great Location!**

Inclusions: **Wallbed in lower level, primary bedroom TV with wallmount and remote, 2nd fridge in utility room, 2 remotes for garage door**

Property Listed By: **RE/MAX Real Estate (Central)**

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

