



THE
A-TEAM

**RE/MAX
FIRST**

11340 TUSCANY Boulevard, Calgary T3L 2J3

MLS® #: **A2193325**

Area: **Tuscany**

Listing Date: **02/13/25**

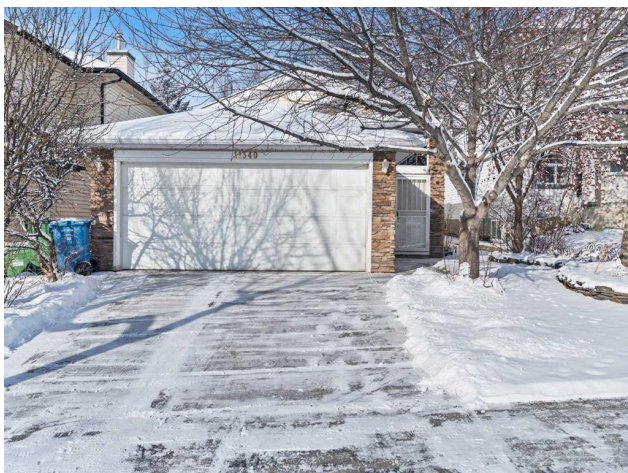
List Price: **\$650,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2000**

Finished Floor Area

Abv Sqft: **1,223**

Low Sqft:

Ttl Sqft: **1,223**

Lot Information

Lot Sz Ar: **3,939 sqft**

Lot Shape:

DOM

9

Layout

Beds: **4 (3 1)**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Level,Rectangular Lot**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **French Door,Granite Counters,Kitchen Island,No Smoking Home,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`9" x 15`2"	Kitchen	Main	13`0" x 10`9"
Breakfast Nook	Main	8`3" x 8`10"	Bedroom - Primary	Main	14`0" x 9`11"
4pc Ensuite bath	Basement	7`1" x 5`2"	Bedroom	Main	9`3" x 10`9"
Bedroom	Main	11`8" x 10`9"	4pc Bathroom	Main	5`0" x 7`3"
Game Room	Basement	20`0" x 10`8"	Family Room	Basement	26`9" x 12`7"

**Bedroom
Laundry**

**Basement
Basement**

**11`7" x 8`5"
8`8" x 10`10"**

**4pc Bathroom
Furnace/Utility Room**
Legal/Tax/Financial

**Basement
Basement**

**5`0" x 10`6"
5`2" x 10`6"**

Title:
Fee Simple
Legal Desc:

9910199

Zoning:
R-CG

Remarks

Pub Rmks:

4 BEDROOMS | 3 BATHROOMS | BUNGALOW | 2,231 SQ FT OF LIVING SPACE | DOUBLE ATTACHED GARAGE | Welcome to this charming starter home in the family friendly community of Tuscany. As you enter the home you are welcomed into a large foyer with high ceilings and front entry closet. The spacious living room is flooded with light from the front south east facing window. Just steps away, the kitchen features a large island, spacious pantry and eating area overlooking the fully fenced backyard with patio and pergola. The primary bedroom features a 4-piece ensuite bathroom and walk-in closet. This home features 2 additional bedrooms on the main floor, one that with french doors that can be used as an office as well as a 4-piece bathroom. As you make your way downstairs, you will be amazed at the large recreation room with feature gas fire place. The basement includes a fourth bedroom, 4-piece bathroom, large laundry room with cabinetry and plenty of room for storage. Enjoy the amenities of Tuscany including walking paths, schools, shopping, Tuscany Club, baseball diamonds and more. NO SHOWINGS UNTIL FRIDAY, FEBRUARY 14th.

Inclusions:
Property Listed By:

**None
RE/MAX First**

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

