



THE
A-TEAM

**RE/MAX
FIRST**

823 TUSCANY Drive, Calgary T3L2J8

MLS®#: **A2197824** Area: **Tuscany** Listing Date: **02/27/25** List Price: **\$739,000**
 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: **2000** Abv Sqft: **1,704**
Lot Information Low Sqft:
 Lot Sz Ar: **4,241 sqft** Ttl Sqft: **1,704**
 Lot Shape:

DOM

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

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Treed**
 Park Feat: **Double Garage Attached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Cooktop,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
 Int Feat: **Beamed Ceilings,Breakfast Bar,Ceiling Fan(s),Double Vanity,Kitchen Island,Natural Woodwork,Pantry,Quartz Counters,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: Zoning:
Fee Simple **R-CG**
 Legal Desc: **0010499**

Remarks

Pub Rmks:

Welcome to 823 Tuscany Drive- a charming chalet inspired single family home in coveted northwest Tuscany! A newer furnace, roof, upstairs triple pane windows, window coverings, hot water tank and an abundance of bathroom and cosmetic upgrades complete this home! The main floor is a beautiful open concept offering wood beamed ceilings, rustic light fixtures and a cozy gas fireplace with a custom wood mantle and stone features. The kitchen is an ideal space for entertaining with knotted pine cabinets, a stainless steel appliance package, a large island and spacious pantry. The dining area can accommodate large dining furniture to host your seasonal dinner parties while overlooking the three tiered decking system in the ambient backyard. The main floor is completed with an upgraded powder room with plentiful storage as well as a private office that looks out to neighbours walking by. Upstairs are three spacious bedrooms with extended closet space and new carpet. The master ensuite is as close to the spa that you can get in your own home! Renovated to perfection, you can enjoy the standalone soaker tub, double vanity with quartz countertops, and a modern tiled shower. UPSTAIRS LAUNDRY and an upgraded three-piece bathroom completes the top floor. The fully developed and permitted basement is open concept with another full three-piece bathroom- convenient for hosting family and out of town guests. The HEATED GARAGE is shelved and designed to create practicality for the family with sports equipment and seasonal items. Along with the decking system in the backyard is a walk-up storage room under the deck and thoughtful landscaping. Topping off this amazing home is access to Tuscany's private homeowners association- offering a splash park, playground, hockey rink, skating rink and a one-of-a-kind Christmas lights display in the winter months. You cannot find a better part of Calgary- a very low transient, low traffic, family friendly community... only three traffic lights to the Rocky Mountains! An absolute must see in person, and move-in ready! Book your showing today.

Inclusions:

Property Listed By:

Bar Stools, Shed
Royal LePage Solutions

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









