

129 TUSCANY VALLEY Green, Calgary T3L2K4

MLS®#:	A2197905	Area:	Tuscany	Listing Date:	02/27/25	List Price: \$644,900
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray



eneral Informatio				DOM	
ор Туре:	Residential			1	
ıb Type:	Detached			<u>Layout</u>	
ty/Town:	Calgary	Finished Floor Area		Beds:	3 (3)
ear Built:	2000	Abv Sqft:	1,383	Baths:	2.5 (2 1)
<u>ot Information</u>		Low Sqft:		Style:	2 Storey
ot Sz Ar:	3,315 sqft	Ttl Sqft:	1,383		
ot Shape:				Darking	
				Parking	-
				Ttl Park:	2
				Garage Sz:	2
ccess:					
ot Feat:	Back Lane				
ark Feat:	Double Garage I	Detached			

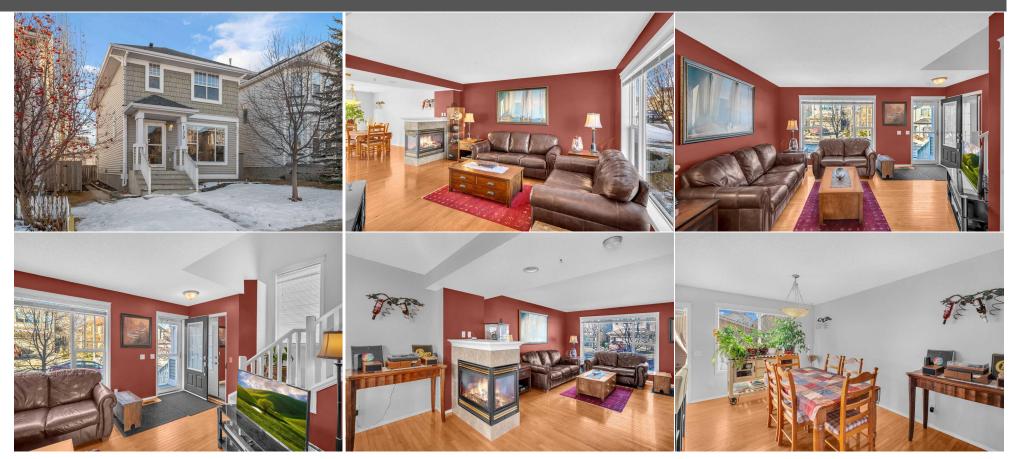
Roof: Heating: Sewer:	Asphalt Shingle Forced Air	2		Construction: Vinyl Siding,Wood F Flooring:	rame						
Ext Feat: Private Yard				Carpet,Hardwood Water Source: Fnd/Bsmt: Poured Concrete	Carpet,Hardwood Water Source: Fnd/Bsmt:						
Kitchen Appl: Int Feat: Utilities:		Dishwasher,Dryer,Electric Oven,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings Bathroom Rough-in,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Vinyl Windows,Walk-In Closet(s)									
				Room Information							
<u>Room</u>		Level	Dimensions	<u>Room</u> Legal/Tax/Financial	Level	Dimensions					
Title: Fee Simple			Zoning: R-CG								
Legal Desc:		9911302		Remarks							
Pub Rmks:	Rmks: Welcome to Your Dream Home in Tuscany! Nestled in the heart of the highly sought-after Tuscany community, this stunning property offers the										

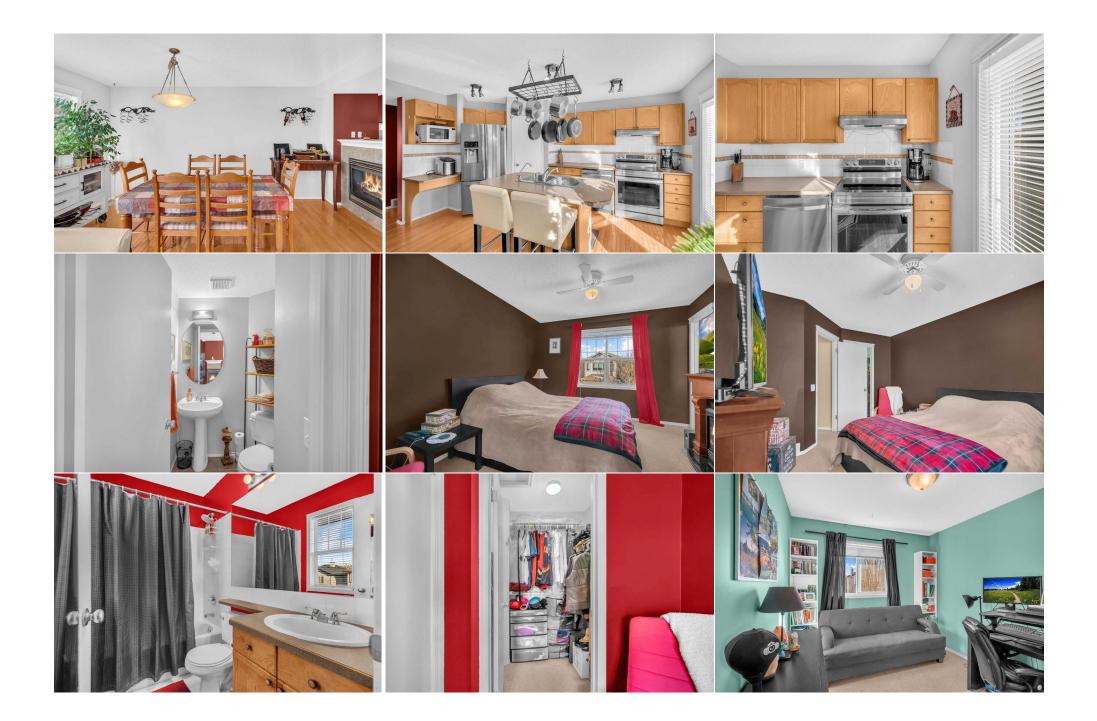
Utilities and Features

comfort, style, and functionality. Boasting a oversized garage, this home is ideal for car enthusiasts, hobbyists, or anyone in need of extra storage space. The garage is designed with ample room for vehicles, tools, and workspace, making it a standout feature of this property. Inside, you'll find a beautifully maintained home with an open-concept layout, a great size kitchen , stainless steel appliances, and a spacious island perfect for entertaining. The fully developed basement provides additional living space, ideal for a home theater, gym, or guest suite. Outside, enjoy the landscaped backyard with a large deck, and hot tub, perfect for summer barbecues and family gatherings. Located close to schools, parks, and Tuscany's extensive pathways, this home offers the best of suburban living with easy access to amenities and major roadways. Don't miss the opportunity to own this exceptional property in one of Calgary's most desirable neighborhoods! hot tub CIR Realty

Inclusions: Property Listed By:

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









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