

## 114 Tuscany Vista Point NW Calgary, Alberta

**MLS # A2225498**



**\$769,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,844 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped, No Neighbours Behind, Rectangular Lot, See Remarks, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Kitchen Island		

**Inclusions:** n/a

Beautiful family home, fully developed 2 story backing onto utility right of way with views of mountains and golf course. Large rear sunny west facing deck and yard. Family kitchen with all stainless steel appliances including a gas stove and breakfast nook. Main floor family room with gas fireplace and eating nook with bright sliding doors onto rear deck. Main floor laundry. Upstairs has a large bonus room with many windows for natural light. 3 bedrooms, master has a 4pce ensuite with corner soaker tub and separate shower. Lower level has a huge rec room with wet bar and a 3pce bathroom. Great home in the community of Tuscany.