

## 48 Tuscany Village Court NW Calgary, Alberta

**MLS # A2227234**



# \$749,900

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Tuscany  |               |                   |
| <b>Type:</b>     | Residential/Duplex   |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bungalow                                      |               |                   |
| <b>Size:</b>     | 1,367 sq.ft.   | <b>Age:</b>   | 2000 (25 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.13 Acre  |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Fireplace(s), Forced Air                    | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood              | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                             | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                              | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame                          | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                             | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum, Soaking Tub |                   |      |

**Inclusions:** Fridge in mud room. Safe in utility room. Extra Shelving in Garage.

Open house Saturday June 14th 1-3 pm. Immaculate 2 bedroom villa in the desirable Tuscany Village Court area of NW Calgary. Easy walking distance to shopping, Sobey's grocery, recreation centre, tennis courts, and walking pathways. A new Furnace was installed in 2023 and comes with central air conditioning. Included in the sale is a \$21,000 custom stair lift to access the basement level should you require it now or in the future. There is also a ramp in the garage for easy access to the main floor. This adult oriented community is quiet and very stable. This villa comes with 2 decks, one for BBQing off the kitchen and one to enjoy the private back green space. On the main level you will find a large primary bedroom that easily fits a king bed with room to spare. Off the primary bedroom is a wonderful sitting room that can have many uses. The kitchen has ample cupboards, a walk in pantry, a generous island, and a larger dining area. The microwave was replaced in 2022 and the Bosch Dishwasher runs like new. An open plan kitchen/dining and living room creates a wonderful space to entertain or simply relax. Downstairs you'll find a larger second bedroom that is complete with it's own ensuite bathroom. Also downstairs is a Regency gas fireplace which creates a warm ambiance for the family / games room. Plenty of storage exists in the mechanical room which is something so many homes lack. Pride of Ownership shows. Note: Virtually staged pictures help showcase the main rooms of the home. Check out the virtual tour or simply book your showing today to view this wonderful home in person. The private HOA fee for Tuscany Village Court is only \$120/Mo (\$1,440 per year) and that takes care of snow removal and lawn care. There is a \$293/year Tuscany Residents Association fee (HOA fee) for all residents of Tuscany which gives you access to the

amazing amenities of the Tuscany Club (Summer 2025 program is available upon request).