

**786 Tuscany Drive NW**  
**Calgary, Alberta**

**MLS # A2293463**



**\$439,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,289 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 375
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** N/A

**OPEN HOUSE SUN. MARCH 15th 10am - 12pm! END UNIT, 3 BEDS, DOUBLE ATTACHED GARAGE, NUMEROUS UPDATES!**  
 Welcome to 786 TUSCANY DRIVE! This beautifully maintained 3-bedroom end-unit townhome offering extra windows and an abundance of natural light throughout. Featuring rich cherry Brazilian hardwood flooring, this home provides a warm and inviting feel the moment you walk in. The spacious kitchen is perfect for everyday living and entertaining, complete with stainless steel appliances, including a brand-new stove, dishwasher, and hood range microwave. The open and functional layout flows comfortably into the dining and living areas, creating a great space for family life. Upstairs, you'll find three generous bedrooms, including a primary bedroom with a large walk-in closet. The home has been freshly painted and includes new blinds, making it truly move-in ready. Additional updates include a newer hot water tank for added peace of mind. Enjoy the convenience of a double attached garage, along with the benefit of being an end unit that offers additional street parking nearby. Located in a well-managed condo complex, this property is ideal for families, first-time buyers, or investors. The location is fantastic &mdash; close to great schools, shopping, amenities, and quick access to the Ring Road, making commuting around the city easy. A wonderful opportunity to own a bright, updated home in a highly convenient location!