

254 Tuscany Drive NW Calgary, Alberta

MLS # A2339333



\$559,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,179 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Garage Shelving, Shed

Set on a large corner lot on a quiet street in one of the community's most sought-after pockets, this two-storey home offers space to grow into, with three bedrooms and one and a half bathrooms giving everyone room to spread out. The sunny, established backyard, thick with easy to care for mature bushes and perennials, becomes the spot where summer actually happens: The large deck and patio has a permanent gas line making weeknight barbecues an easy habit. For anyone who's wished for real workshop or storage space, the oversized double detached garage (23'3"x 19'3") delivers, complete with a built-in workbench and shelving already in place. A shed adds extra storage for bikes, tools, and the everyday overflow that comes with family life. In the kitchen, an island anchors the room and creates the perfect meal prep space, with a pantry and no shortage of cupboard space for a family that actually cooks. The fridge, stove, dishwasher, and hood fan have all been recently updated. A newer washer and upstairs toilet are additional recent updates that have been added to the home, with a water filtration system with carbon filters is already installed, and vacu-flow is roughed in and ready to go. The Poly B plumbing has already been upgraded to PEX, a peace-of-mind update that is appreciated in Tuscany and surrounding communities. The basement sits unspoiled with roughed-in plumbing, ready for a family to finish on their own timeline. The home has been professionally cleaned throughout, carpets included, ahead of hitting the market. Located in a prime spot within Tuscany, one block walk to the bus stop, school, and playground, a five-minute walk to the Tuscany C-Train station for an easy ride straight to the University of Calgary, and about six blocks to the shops, cafes, and everyday amenities at Tuscany Market. Families here have their pick of some of

the top-rated public schools in the city, close enough to walk or bike to. When the weekend calls for mountains instead of errands, Crowchild Trail puts Banff and Canmore within easy reach. This home has already completed all the hard parts. All that's left is moving in.