

132 Tuscany Hills Circle NW  
Calgary, Alberta

MLS # A2167824



**\$698,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,591 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Lawn, Landscaped, Level, Pie S		

<b>Heating:</b>	Central, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this 2-storey home in desirable Tuscany, perfect for families and outdoor enthusiasts alike. Featuring an open floor plan, this home boasts 3 spacious bedrooms, 2.5 bathrooms, and a main floor laundry room offering comfort and practicality for modern living. The open kitchen is designed with sleek quartz countertops, extensive counter space and oak cabinets, while the unfinished basement offers endless possibilities. The primary bedroom boasts a large ensuite with a relaxing soaker tub and walk-in closet. Additional highlights include new furnace and air conditioning installed in January 2024 and simulated slate rubber roofing shingles provide enhanced resistance to harsh weather conditions including wind, rain and hail. Step outside to a large deck and fully fenced yard, complete with mature trees and storage shed. The property also features a large gravel parking pad with direct alley access and a 15-ft rolling gate, accommodating a 28-ft trailer or RV with ease. This home is ideally located on a quiet street, close to top rated schools and expansive scenic path ways in a welcoming, family-friendly community. With so many thoughtful features, this property is a must-see!