

**214 Toscana Gardens NW**  
**Calgary, Alberta**

**MLS # A2174646**



**\$450,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,218 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 361
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to this stunning property featuring an open floor plan on the main level, seamlessly connecting the living room, kitchen, and dining area to a charming balcony—perfect for morning coffee or evening drink. A convenient 2-piece bathroom completes this floor. Upstairs, you'll find a versatile den ideal for a home office, along with two spacious primary bedrooms, each boasting their own 4-piece ensuite and walk-in closets for ample storage. The basement provides additional storage space and houses the laundry area, leading directly to the attached double car garage. Located in a prime area, this home is just a short walk from Tuscany Market and clubhouse, St. Basil Elementary & Jr. High School, and directly across from the scenic Lynx Meadows Golf Course. Enjoy the nearby pathways along 12 Mile Coulee Road that wind all the way to the river park, making it easy to explore the great outdoors. With low condo fees and an easy drive to the mountains, this property offers both convenience and comfort.