

227 Tuscany Drive NW
Calgary, Alberta

MLS # A2202131



\$599,900

Division:	Tuscany		
Type:	Residential/House		
Style:	Bungalow		
Size:	903 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Pantry, Separate Entrance, Wet Bar		

Inclusions: Leaf blower, lawnmower/weed whacker combo

WELCOME to this bright and spacious fully developed 3-bedroom, 2-bathroom home with a double garage, located in the highly sought-after community of Tuscany! This well-maintained property offers an open floor plan featuring a kitchen with an island and corner pantry, a large dining area, and a welcoming living room filled with natural light from its oversized windows. MAIN floor, you'll find two generously sized bedrooms, both with walk-in closets, and the convenience of main-floor laundry. THE fully finished basement boasts a recreation room with a wet bar, built-in cabinetry, a den/office space(no window), bedroom(with window) , a second laundry area, 3 piece bathroom and plenty of storage. UPDATES include shingles approx.(5 years old), a hot water tank approx.(5 years old), appliances approx.(5 years old), and brand-new carpet in the basement (March 2025). The home also offers a separate SIDE ENTRY. The main-floor offers a door leading to the basement, providing great flexibility for future possibilities. ENJOY the south-facing backyard, complete with a fully fenced yard and deck, perfect for entertaining or relaxing. Located close to parks, walking and biking paths, the Tuscany Club, schools, shopping, and transit, this home offers incredible value in a fantastic neighborhood. DON'T miss your opportunity to own this beautiful home in Tuscany—schedule your showing today! INCLUDED ITEMS: Fridge, stove, hood fan, dishwasher, microwave, main floor washer/dryer, basement washer and dryer, basement fridge (All appliances), all blinds, small combo unit of weedwhacker/lawnmower, small leaf blower, shower rod, curtain rods