

**70 Tuscany Court NW**  
**Calgary, Alberta**

**MLS # A2202863**



**\$468,500**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,300 sq.ft.	<b>Age:</b>	2004 (21 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>	Back Lane, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Low M		

<b>Heating:</b>	Mid Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 260
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Veneer, Vinyl Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Private, quiet END UNIT in Tuscany's popular, superb location, Mosaic Mercado! 3 bedroom condo with 1300 square feet of great living space. There is a DOUBLE ATTACHED GARAGE & fenced, PRIVATE FRONT patio! The location is located at the end of the street and no exit to go beyond. Impressive living room w/14' ceilings and two large windows, lots of light. The huge kitchen offers loads of maple cabinets and counter space with a breakfast bar as well as a very large dining nook, and more big bright windows. 3 generous bedrooms up; primary suite offers a spacious walk in closet with a closet organizer complete with drawers & shelving. Bedrooms 2 & 3 are also a good size. 4 piece bath upstairs and 2 piece powder room on the main. Quiet, friendly complex with super reasonable condo fees! Stones throw from shopping, amenities & Tuscany Club! Mountain view to add to your living pleasure. It's the perfect blend of being able to walk to the LRT, the ravine path system, and the central market area of Tuscany in just a few minutes. There is also the Tuscany Club just across the road. Excellent access to Stoney Trail.