

90 Tuscany Springs Heights NW
Calgary, Alberta

MLS # A2252197

\$609,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,454 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: Refrigerator in Garage. Remote controls for garage door opener.

Located on a quiet part of the street near the Tuscany LRT Station, this 2-Storey home has been meticulously maintained. MAIN FLOOR has Hardwood Flooring, Stainless Steel Appliances (dishwasher is new this year), West facing Living Room, and a 2-piece Bathroom. UPPER LEVEL has 3 Bedrooms, a full 4-piece Bathroom and a 4-piece Ensuite in the Primary bedroom. Primary bedroom also has a Walk-in Closet. LOWER LEVEL is fully finished and has a Large Bedroom, Flex room, Storage, and Laundry closet with a Utility Sink. BACK YARD has a Large deck, Double Detached Garage (back lane access). Tuscany is located in Calgary's highly desirable NW quadrant and is a Family Friendly Community with many parks, playgrounds, walking/biking paths, and natural areas to enjoy all year round. Community Centre (Tuscany Club) offers Tennis/Pickle-ball Courts, Splash Park, Gymnasium, Skateboard Park and a Skating Rink in the winter. Close to shopping, schools, and transit.