

38 Tuscany Hills Road NW
Calgary, Alberta

MLS # A2274276



\$659,900

Division:	Tuscany		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,422 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, Tree		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: Shelving in basement storage room

Here's your chance to own a spacious 1421 sq/ft bungalow in a great Tuscany location, directly across from the school yard green space with no neighbours in front. This former Showhome offers an open-concept layout with vaulted ceilings, large windows, and a bright kitchen featuring white cabinetry, granite counters, a stainless steel appliance package, island, and corner pantry. The main floor includes two bedrooms, an office, and two full bathrooms including a primary ensuite, while the developed basement provides a large recreation area, guest bedroom (window may not be Egress), full bath, plus a hobby/workshop area with a sink and ample space for tools and storage. The fenced backyard is private and includes a two-tier deck with natural gas line for BBQ. The interior has been well cared for over the years, while the exterior windows and trim are showing their age and would benefit from updates. Priced accordingly, this home offers an excellent opportunity to personalize and add value in a sought-after community close to schools, shopping, ravine pathways, and the Tuscany Club.