

**305 Tuscany Vista Road NW
Calgary, Alberta**

MLS # A2278261



\$780,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,045 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

Located in the family friendly neighbourhood of Tuscany. Offering over 2,900 sq ft of finished living space, this 4-bedroom, 4 bath home is perfect for growing and mature families. The main floor has a large kitchen including an oversized island with breakfast bar & walk-thru pantry. A dining room with 3 way fireplace, mudroom with laundry area, front sitting room, 2 pc bathroom complete this level. The upper level offers 3 bedrooms including the primary bedroom with 5 pc ensuite including a large walk-in shower, corner soaking tub & walk-in closet, full bathroom and bonus room with view of the park and tot-lot. The basement is fully finished with 4th bedroom with walk in closet, a 4 pc bath and rec room with fireplace. The south facing backyard has a large deck perfect for entertaining. There is a double attached front drive garage with room for 2 additional vehicles on the driveway. Close to all amenities, schools & Winsport. Easy access to the Stoney ring road and Hwy 1 for an easy route west into the mountains.