

## 33 Tuscany Springs Circle NW Calgary, Alberta

**MLS # A2217259**



# \$799,900

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,635 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectang		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** tv wall mounts

Rare opportunity in this fully developed home with a walk-out basement, SW-facing yard, & backing to a park/greenspace in desirable Tuscany! Fantastic location just a 10 min walk to LRT station; Close to schools & sports complex; Quiet street! Step in to a bright main floor with newer hardwood flooring. An updated kitchen offers full height espresso cabinetry with crown moulding & lower valance with lights, stainless steel appliances, granite counters, travertine backsplash, a central island with raised stool bar, pull out pantry, and a great dining area. Generous living room with a corner gas fireplace! A private 2-pce main bath plus convenient laundry/mudroom. Upstairs, a beautiful bonus room has a vaulted wood ceiling and built-in surround sound. A large primary bedroom has a ceiling fan, big walk-in closet, and a 4-pce ensuite bathroom with a large separate glass shower, separate soaker tub, slate tile floor, and spacious vanity. Two good sized kids' rooms plus a 4-pce bathroom completes the upper level. The fully finished walk-out basement has an expansive rec room, large 4th bedroom, 3-pce bathroom, and remaining storage. A double attached garage has extensive built-in shelving. Hunter Douglas blinds; NEW hot water tank; new siding in 2017; new shingles in 2017. Pet free home. Step out from the dining room to a huge raised deck with beautiful views of the greenspace and a glass railing. The basement walks-out to a massive covered deck and fully landscaped SW-facing private yard.