

**235 Tuscany Way NW
Calgary, Alberta**

MLS # A2219570



\$459,900

Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,262 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Oversized, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Close to Clubhouse, Front Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 260
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to 235 Tuscany Way NW—this beautifully updated 3-bedroom townhouse offers style, comfort, and convenience in the heart of Tuscany. Step inside and be wowed by the high ceilings in the living room and stunning new kitchen featuring new LG Appliances, modern white cabinetry, quartz countertops, an under-mount sink with designer faucet, and a large island perfect for entertaining. The home boasts newer vinyl plank flooring, bright paint throughout, and fully renovated bathrooms. With over 1,200 sq ft of thoughtfully designed living space and an attached OVERSIZED garage, lots of storage space by the new LG washer and dryer, this home has everything you need. Enjoy your morning coffee or unwind in the evening in the patio just in front of your front door that even has a phantom door. Ideally located just steps from Sobeys, Starbucks, the Tuscany Club, and scenic walking paths, this is one of the best spots in Tuscany. Don't miss your chance to own this turnkey home in a prime location!