

## 94 Tuscany Vista Road NW Calgary, Alberta

**MLS # A2221573**

# \$790,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,076 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Gentle Sloping, Lawn, Treed		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, Recessed Lighting, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** "Ring" video and doorbell system (as-is)

\*\*\*Open House: Saturday, July 12 2pm to 4pm\*\*\*Welcome to 94 Tuscany Vista Road, a spacious home in the family-friendly Tuscany community, located on a quiet street near a playground. Offered as-is, this home requires new shingles, a back deck, cosmetic repairs (including fresh paint and carpet), and additional updates and repairs, offering a great opportunity for buyers to build equity by taking on this project in a sought-after neighborhood. The open-concept kitchen features natural stone countertops, stainless steel appliances, and a dining area with patio door access for ample natural light. The adjacent living room has 17-foot ceilings and large windows. The main floor also includes a second living room, a two-piece bathroom, and a laundry/mud room leading to an insulated two-car garage. Upstairs, the west-facing primary bedroom offers vaulted ceilings, an ensuite with dual sinks, a soaker tub, a separate shower, and a walk-in closet. Two additional bedrooms, a four-piece bathroom with newer tile flooring, and a loft suitable as an office or family room complete the second level. The finished walk-out basement includes a bedroom, a four-piece ensuite with a tiled shower, and a walk-in closet. The backyard, with a white lilac tree and aspens, offers summer privacy. Residents enjoy proximity to top-rated schools: St. Basil (K-9), Tuscany School (K-5), and Twelve Mile Coulee School (6-9). The Tuscany Club provides a gymnasium, playground, tennis/pickleball courts, skating rink, and skate park. With its list price reflecting the needed updates and repairs, this home is ideal for those ready to create their ideal home in Tuscany. Don't miss this chance to make it your own!