

**48 Tuscany Village Court NW  
Calgary, Alberta****MLS # A2227234****\$699,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,367 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind		

<b>Heating:</b>	Fireplace(s), Forced Air
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Soaking Tub

**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R-CG**Utilities:** -**Inclusions:** Fridge in mud room. Safe in utility room. Extra Shelving in Garage.

Open house Saturday JULY 26TH 1-3 pm. :: Stunning Villa in the Heart of Tuscany &ndash; Your Dream Home Awaits! Welcome to your immaculate 2-bedroom villa nestled in the highly sought-after Tuscany Village Court area of NW Calgary. This exceptional property offers the perfect blend of comfort, convenience, and community, making it an ideal choice for those seeking a serene lifestyle without sacrificing accessibility. Prime Location: Situated just steps away from the vibrant Tuscany Club, shopping, and an elementary school, this villa is perfectly positioned for easy access to parks, scenic pathways, and the picturesque river. Enjoy the best of both worlds with suburban tranquility and urban convenience right at your doorstep. Exceptional Features: This home boasts a new furnace (2023) and central air conditioning, ensuring year-round comfort. The property includes a \$21,000 custom stair lift for easy access to the basement, along with a ramp in the garage for seamless entry to the main floor. The low Annual HOA fee of \$292.68 grants you access to the fantastic amenities at the Tuscany Club, while the Tuscany Village Court annual fee of \$1,440 covers year-round lawn care and snow removal, allowing you to enjoy a maintenance-free lifestyle. Spacious and Inviting: Step inside to discover a spacious main level featuring a large primary bedroom that easily accommodates a king-sized bed, complemented by a versatile sitting room perfect for relaxation or hobbies. The open-concept kitchen, dining, and living area create an inviting space for entertaining or unwinding. The kitchen is a chef's delight, equipped with ample cabinetry, a walk-in pantry, a generous island, and a dining area that flows effortlessly into the living space. Comfort and Style: Downstairs, you'll find a generously sized second bedroom with its own ensuite bathroom, providing privacy and

comfort for guests or family members. The cozy family/games room features a Regency gas fireplace, perfect for creating a warm ambiance during those chilly Calgary evenings. With plenty of storage in the mechanical room, this villa truly has it all. Community and Lifestyle: Tuscany is renowned for its family-friendly environment and strong sense of community, with events organized by the Tuscany Residents Association. Enjoy abundant parks, trails, and green spaces, including the stunning Twelve Mile Coulee Park, perfect for hiking, picnics, and birdwatching. With excellent schools, low crime rates, and a variety of nearby shopping and dining options, Tuscany is a safe and welcoming place to call home. Don't Miss Out! Pride of ownership shines throughout this beautiful villa, and virtually staged pictures showcase its potential. Experience the charm and convenience of this remarkable property for yourself—book your showing today and step into your new life in Tuscany!