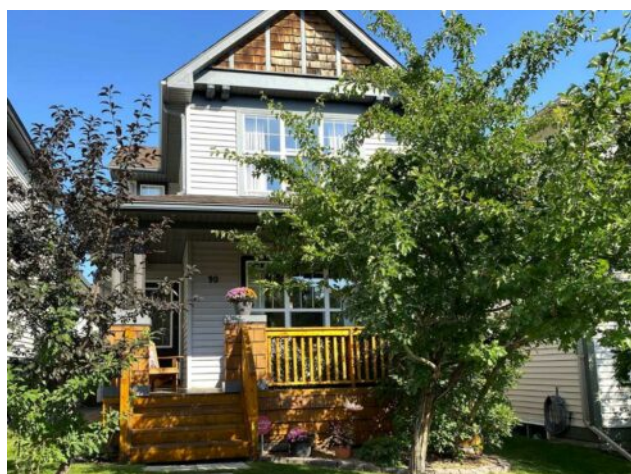


90 Tuscany Springs Heights NW Calgary, Alberta

MLS # A2252197


\$649,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,454 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: Refrigerator in Garage. Remote controls for garage door opener.

Tuscany is located in Calgary's highly desirable NW quadrant and is a family friendly Community with many parks, playgrounds, walking/biking paths, and natural areas to enjoy all year round. This outstanding, well maintained 2-Storey is located on a quiet street away from busy roads & near to beautiful ravines, walk-ways, parks and the Tuscany LRT station. MAIN FLOOR has a 2-piece Bathroom, Hardwood Flooring. UPPER LEVEL has 3 Bedrooms and a full 4-piece Bathroom. The Primary Bedroom has a 4-piece Ensuite and a Walk-in Closet. LOWER LEVEL has a large Bedroom, Flex room, Storage, and Laundry room with Utility Sink. BACK YARD has a large deck that connects from the house to the Double Detached Garage that has back lane access. Community Centre (Tuscany Club) offers Tennis/Pickle-ball Courts, Splash Park, Gymnasium, Skateboard Park and a Skating Rink in the winter. Close to shopping, schools, and transit - all within the Community.