760 Tuscany Drive NW
Calgary, Alberta

MLS # A2256077

$439,900

Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,214 sq.ft.	**Age:**	2004 (21 yrs old)
Beds:	2	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 361
Basement:	Finished, Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	M-C1 d75
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Open Floorplan, See Remarks		

Inclusions: NA

Bright and well-maintained end-unit townhome with a double attached garage, ideally located in the highly sought-after northwest community of Tuscany. With extra windows and a spacious loft/flex area perfect for a home office, this property offers both comfort and functionality. The open-concept main floor features a sun-filled living room, an adjacent dining area, and a well-designed kitchen with maple cabinetry, a raised eating bar, an island, and stainless steel appliances. A versatile flex space and a convenient half bath complete the level. Upstairs, you will find two large bedrooms, each with walk-in closets and private four-piece ensuite bathrooms, plus a bonus den area ideal for work or study. The lower level includes laundry facilities, storage, and direct access to the double attached garage. For year-round comfort, the property also features central air conditioning. Outside, enjoy a private fenced front yard, perfect for summer barbecues, along with convenient visitor parking directly out front. Perfectly situated within walking distance to the Tuscany Club, Sobeys, Starbucks, schools, parks, and pathways, and just minutes to the C-Train. As a resident, you will enjoy exclusive access to the Tuscany Club with its splash park, skating rink, tennis courts, and year-round activities. Do not miss this opportunity to own a beautifully maintained end-unit townhome in one of Calgary’s most desirable communities!