

**169 Tuscany Vista Crescent NW
Calgary, Alberta**

MLS # A2256480



\$649,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,452 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: TV mount in living room, coat rack by front door

****Open House Saturday Sep 13 from 2-4pm**** Welcome to this bright and spacious family home located in the sought-after community of Tuscany. The main floor features an open-concept layout with stylish vinyl plank flooring throughout, creating a warm and inviting space for everyday living and entertaining. The kitchen is equipped with updated appliances and flows seamlessly into the dining and living areas. A convenient half bath with laundry completes this level. Upstairs, you'll find the generous primary suite with a walk-in closet and private ensuite. Two additional bedrooms are complemented by a beautifully updated main bathroom, showcasing new tile, a relaxing soaker tub, and a rustic-style vanity. The lower level offers a large recreation room, a versatile flex room currently used as a bedroom, and an additional storage space that could easily be converted into a walk-in closet. Step outside to enjoy a private, treed backyard with a two-tiered deck—perfect for summer dining and lounging—as well as a large storage shed. This home boasts an ideal location, just steps from a park with a fantastic playground. Families will love the proximity to schools, with Tuscany School only 700m away and St. Basil School just 350m away—both within easy walking distance. Book your showing today!