



## 323 Toscana Gardens Calgary Alberta

\$449,900

This beautifully designed townhouse offers the perfect combination of style, space, and location. The main floor features an open-concept layout with a bright living room, dining area, and a spacious kitchen with an island. Access to the balcony off the kitchen and a convenient 2-piece bathroom completes this level. Upstairs a media area/den and two generously sized primary bedrooms each include a private 4-piece ensuite and walk-in closet, creating a versatile and functional living space. The lower level houses the laundry area, additional storage, and provides access to the insulated double attached garage. Step outside to a sunny south facing front patio, perfect for relaxing or enjoying your morning coffee. Located walking distance to 4 schools, Tuscany Market shopping center with Starbucks/Sobey's, Tuscany Club and quick access to Stoney Trail and west to the mountains. Book a showing before it's gone or click media for the video tour! (id:6769)

Primary Bedroom 11.67 Ft x 11.25 Ft

Other 5.58 Ft x 5.00 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Primary Bedroom 12.50 Ft x 10.25 Ft

Other 6.25 Ft x 4.25 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Loft 6.58 Ft x 5.58 Ft

Kitchen 13.33 Ft x 8.92 Ft

Living room 19.25 Ft x 13.75 Ft

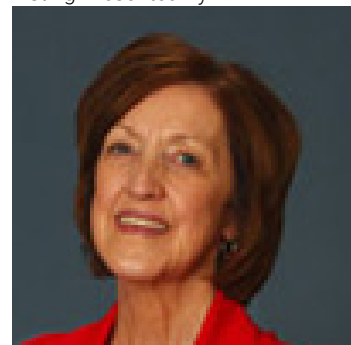
Dining room 7.75 Ft x 5.25 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft

Foyer 5.58 Ft x 4.08 Ft

Other 7.50 Ft x 4.00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

<http://www.sellingcalgaryrealestate.ca/>



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