



## 72 Tuscany Springs Gardens Calgary Alberta

\$450,000

\*\*\*OPEN HOUSE SATURDAY FEBRUARY 15: 2:00PM - 4:30PM\*\*\* Step into the perfect fusion of style and functionality in this stunning townhome nestled in The Mosaic, Tuscany. With 1,190 sqft of thoughtfully designed living space, this home offers an incredible blend of modern upgrades, warmth, and timeless charm. As you enter, you're greeted by an open and airy floor plan smooth finished ceilings and new luxury vinyl plank flooring that seamlessly flows throughout the main level. The inviting living room is bathed in natural light, creating a cozy yet sophisticated atmosphere, while the beautifully updated kitchen boasts sleek new stone countertops, a contemporary backsplash, and elegant olive cabinetry. A picturesque window over the sink overlooks the fenced, south-facing backyard, offering the perfect spot to enjoy your morning coffee. The dining area is designed for both comfort and entertaining, effortlessly connecting the kitchen and living spaces, while a stylish 2-piece powder room is conveniently tucked away by the back entrance for guests. Upstairs, you'll find two expansive primary suites, each featuring walk-in closets, and their own private 4-piece ensuite bathrooms. Consistency in design continues with matching stone countertops, upgraded sinks, and modern hardware in the bathrooms, creating a polished and cohesive look. Every detail has been carefully considered, including sleek light fixtures, adding a contemporary flair. Additional upgrades include fresh paint, textural wallpaper accents, new blinds, and a slim-line microwave, enhancing both style and function. The basement contains the laundry room and a ton of storage space (in the basement & oversized attached garage), and from here, you'll also have access to the oversized single attached garage, as well as a concrete front driveway for additional parking. The south-facing backyard (backing onto tree...

Primary Bedroom 13.75 Ft x 12.58 Ft

4pc Bathroom 8.75 Ft x 4.92 Ft

Bedroom 13.92 Ft x 10.83 Ft

4pc Bathroom 8.67 Ft x 4.83 Ft

Storage 5.58 Ft x 5.08 Ft

Furnace 14.67 Ft x 8.08 Ft

Foyer 3.83 Ft x 3.42 Ft

Living room 18.25 Ft x 13.50 Ft

Kitchen 9.92 Ft x 9.67 Ft

Dining room 13.08 Ft x 6.42 Ft

2pc Bathroom 5.00 Ft x 4.50 Ft

Other 8.58 Ft x 3.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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