



# 863 TUSCANY Drive Calgary Alberta

\$699,900

WELCOME HOME! 3 MINUTES WALK to St. Basil ELEM/JUNIOR High School! This home shows pride of ownership and has neutral colors throughout. The main floor has a 2pc bath, large kitchen & nook with door that leads to the spacious deck and well manicured yard with lots of trees, the main floor also has a great room that offers hardwood and a cozy gas fireplace. The upper level has a 4pc bath and 3 good size bedrooms and the master has a full ensuite and walk in closet. The lower level is developed with a large family room that has a built in wall unit and a wet bar, there is also a 2pc bath and storage area. This home very close to schools, bus and is a short distance to shopping and also a short bus ride to the L.R.T. station. Roof replaced on October 2019, water heater new since September 2023. (id:6769)

Recreational, Games room 7.33 M x 6.09 M

2pc Bathroom 2.97 M x 2.06 M

Other 1.11 M x 1.52 M

Furnace 2.08 M x 2.56 M

Kitchen 5.70 M x 4.20 M

Dining room 3.52 M x 2.13 M

Living room 4.16 M x 4.77 M

Bedroom 3.24 M x 3.51 M

2pc Bathroom .81 M x 2.32 M

Foyer 4.36 M x 2.30 M

Primary Bedroom 5.14 M x 3.39 M

Bedroom 3.30 M x 2.88 M

4pc Bathroom 2.46 M x 1.53 M

4pc Bathroom 2.46 M x 1.54 M

Other 3.00 M x 1.30 M

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca