



## 433 Tuscany Drive Calgary Alberta

\$579,800

Ever dreamed of living in Tuscany, in a 2 storey DETACHED home, boasting an open concept, maple kitchen cabinets, spacious rear deck, and be able to afford it? Welcome HOME. The heart of the home, the kitchen, is the star of the main level, with it's spacious central island which allows for guests to easily gather around, oodles of cupboard and countertop, black appliances and a corner pantry. The party gets of flow into the adjacent family/great room, or into the dining area with a beautiful view of the deck and backyard, featuring mature fruit trees (apple, tri pear blend and sour cherry). Upstairs you will find a generously sized master bedroom, 1 kid bedroom and a bonus room that can easily be converted into a 3rd bedroom plus a 4 piece bathroom. Rest easy knowing that the mechanicals are solid, with PEX (no Poly-B), reliable mid efficient furnace, newer hot water tank (2019), a new roof (2021), and all exterior trims and door have been recently painted. Basement is unfinished and left for your future developments. The location is amazing with schools as close as 500 feet away, 1/3 mile away for all your daily shopping (Sobey's, gas, Rexall, ScotiaBank, heath, dental, restaraunts, and more), boasting quick access to hidden gems like Baker Park or the more renowned Bowness, both under 2.5 miles, and a short 1 hour drive to Banff for the ultimate week get-away experience. Your daily commute is super convenient with either Stoney Trail, Crowchild or use the LRT at the Tuscany/Rock Ridge Station (0.8 miles). Amazing location. Affordable price. What more could you hope for? Call today for your private viewing. (id:6769)

Living room 11.50 Ft x 18.67 Ft

Dining room 10.75 Ft x 6.50 Ft

Kitchen 10.75 Ft x 10.00 Ft

2pc Bathroom 2.67 Ft x 7.17 Ft

Other 4.50 Ft x 4.92 Ft

4pc Bathroom 4.92 Ft x 7.42 Ft

Primary Bedroom 9.67 Ft x 12.00 Ft

Bedroom 8.92 Ft x 9.75 Ft

Bonus Room 11.33 Ft x 9.67 Ft

Listing Presented By:



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MaxWell Experts Plus Realty

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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca