



# 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)

**RE/MAX Realty Professionals**

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