



**Tyler Tost**  
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**120 Tuscany Hills Park NW Calgary, AB T3L 2A3**

**Residential**  
**Active**

**A1020422**

**DOM:** 45  
**LP:** \$589,900.00  
**OP:** \$624,900.00



**PD:**  
**Class:** Detached  
**County:** Calgary  
**Type:** House  
**Levels:** Two  
**Year Built:** 1995  
**LINC#:** [0026387233](#)  
**Arch Style:** 2 Storey  
**Possession:** Negotiable  
**Lot Dim:**  
**Front Length:** 10.03M 32`11"  
**Legal Pln:** 9511077 **Blk:** 6  
**Land Use:** R-C1N  
**Title to Lnd:**  
**Disclosures:** No Disclosure  
**Restrict:** None Known  
**Area:** Calgary  
**Zone:** CAL Zone NW  
**Community:** Tuscany  
**Ttl Beds:** 3  
**F/H Bth:** 3/1  
**LP/SF:** \$380.95  
**Suite:** No  
**Lot Size:** 5113 SqFt  
**Lot Depth:** 5.69 M 18.67'  
**Lot:** 9 **Condo:** No  
**Tax Amt/Yr:** \$3,190.00/2019  
**Loc Imp Amt:**  
**Front Exp:** N

Recent Change: **10/31/2020 : DOWN : ->Active**

**Public Remarks:** This is a DREAM HOME for car enthusiasts with 5 spaces to park your vehicles! Front double attached garage and a rear back lane triple detached car garage. Beautiful two-storey family walkout home located on a quiet cul-de-sac in the heart of Tuscany and enjoys MOUNTAIN VIEWS from all floors. The home has been freshly painted and has gleaming hardwood floors throughout—open concept featuring a spacious white kitchen with black appliances, centre island, ample cabinets, tons of countertop space, and a great corner pantry. Large picture windows line the back of the house, allowing lots of natural light to shine through and a beautiful deck space to enjoy when entertaining and take in the views. The living room has a cozy gas fireplace. Laundry/mudroom with front load washer and dryer is located on the main floor with access to the double attached garage. Upstairs you'll find a large master with a walk-in closet, balcony and 5 piece ensuite with dual sinks, a corner soaker/jet tub and a separate shower. There is one additional good-sized bedroom, a 4 piece bath with dual sinks that complete the upper level. The fully finished walkout basement has a huge family room, gas fireplace, an additional bedroom and a full bathroom. Enjoy the beautiful, fully landscaped, mature treed yard easily by walking down the stairs from the main floor deck or walking out from the lower level. The home itself is extra clean and move-in-ready. Within walking distance to 3 schools, parks, shopping, and restaurants - enjoy all of Tuscany's amenities.

**Directions:**

**Rooms & Measurements**

<b>Baths:</b>	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>	<b>Bed Abv:</b> 2	<b>Main:</b> 77	<b>Mtr2</b>	833	<b>SqFt</b>
<b>EnSt Bth:</b>	1	1	1	0	0	<b>Rms Abv:</b> 6	<b>Upper:</b> 67	<b>Mtr2</b>	716	<b>SqFt</b>
	0	0	0	1	0		<b>Blw Grade:</b> 56	<b>Mtr2</b>	605	<b>SqFt</b>
<b>Garage Dim:</b>	22`0" x 19`0"						<b>Total AG:</b> 144	<b>Mtr2</b>	1,549	<b>SqFt</b>

**Property Information**

**Basement:** Finished, Walk-Out  
**Heating:** Forced Air, Natural Gas  
**Construction:** Vinyl Siding, Wood Frame  
**Foundation:** Poured Concrete  
**Exterior Feat:** None  
**Roof Type:** Asphalt Shingle  
**Reports:** None  
**Parking:** Additional Parking, Triple Garage Detached, Driveway, Double Garage Attached, Garage Door Opener, Oversized, Parking Pad, Quad or More Attached, Quad or More Detached  
**Features:** Double Vanity, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry  
**Comm Feature:** Clubhouse, Park, Schools Nearby, Playground, Sidewalks, Street Lights, Tennis Court(s), Shopping Nearby  
**Lot Features:** Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Landscaped, Sloped Down, Waterfall  
**HOA:** \$252.00/Annually  
**HOA Include:** Amenities w/HOA  
**Appliances:** Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings  
**Other Equip:** None  
**Assoc Amen:** Clubhouse, Party Room, Playground, Recreation Facilities, Recreation Room  
**Lndry Feat:** Main Level  
**Cooling:** None  
**Fireplaces:** 2/Basement, Family Room, Free Standing, Gas, Glass Doors  
**Flooring:** Ceramic Tile, Hardwood, Linoleum  
**Fencing:** Fenced  
**Balcony:** Balcony(s), Deck, Patio