



DON'T GAMBLE WITH YOUR HOME.
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15 Toscana Gardens NW
Calgary, Alberta

MLS # A2226660



\$474,900

Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,353 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear, Insulated		
Lot Size:	-		
Lot Feat:	Back Lane, Level		

Heating:	Mid Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 361
Basement:	Finished, Partial, Walk-Out To Grade	LLD:	-
Exterior:	Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to #15 Toscana Gardens NW. This wonderful 2 storey, walk out lower-level townhome is beautifully placed in the complex - facing south on to a park like setting treed walkway. Super cozy picket fenced front yard gets you to the front entry door leading to lower level fully finished office/rec room. On this level you will also find a nice size storage room, mechanical room and a door to the double attached insulated garage. Head up to the open concept design main floor with gleaming hardwood floors and front to back huge windows bringing lots of sun light. Spacious kitchen comes with SS appliance package, upgraded 8 ft tall cabinets, huge central island, white quartz counters and convenient pantry. Open to dining and living room with a sliding door with access onto a deck that has a handy gas BBQ outlet you can take in the beautiful mountain views over the rooftops. Cleverly located full laundry room and half bath complete this level. Second floor offers 2 large primary bedrooms with own ensuites and walk-in closets. This home is beautifully appointed with hardwood floors throughout, offers mountain views from the south master bedroom, best location in the complex and super neighbors. A great location - walking distance to the Tuscany schools and close to the Tuscany Market and the Tuscany Club. There is a City Transit stop at the complex entrance.