

**RE/MAX**  
GRANDE PRAIRIE



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**95 Tuscany Springs Gardens NW  
Calgary, Alberta**

**MLS # A2277921**



**\$434,900**

**Division:** Tuscany

**Type:** Residential/Five Plus

**Style:** 2 Storey

**Size:** 1,238 sq.ft. **Age:** 2002 (24 yrs old)

**Beds:** 3 **Baths:** 1 full / 1 half

**Garage:** Double Garage Attached, Driveway, Front Drive, Guest

**Lot Size:** -

**Lot Feat:** Back Yard, Few Trees

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 401

**Basement:** Partial

**LLD:** -

**Exterior:** Brick, Vinyl Siding

**Zoning:** M-C1 d100

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), No Smoking Home, Storage, Walk-In Closet(s)

**Inclusions:** N/A

Highly desirable complex in Tuscany. One of the largest units in the Mosaic and widest floor plan. Very bright and spacious floor plan, with large windows. Three spacious bedrooms upstairs. Private fenced backyard with patio. Double attached oversize garage, with two additional parking spots on the driveway. Walking distance to C-train, schools and shopping.