

## 15 Tuscany Reserve Bay NW Calgary, Alberta

MLS # A2279905



# \$739,900

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,813 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Walk-In Closet(s)		

**Inclusions:** N/A

Great Cul-de-sac location in Tuscany with mountain views. This 3 bedroom, one of Cedarglen's best-selling homes, the "Bonneyville" has been newly renovated with New Carpeting & Fresh Paint. A large entrance welcomes you and opens up into a bright, beautiful space with gleaming hardwood flooring extending into the kitchen. The large kitchen features pot lights newer stainless steel appliances, a centre island with and a corner pantry. The large eating nook opens up to the landscaped backyard, featuring a large deck with metal railing. A 2 pc bathroom & laundry/mudroom area completes the main floor. Upstairs boasts 3 great sized bedrooms, including a large primary bedroom with a walk-in closet and spacious en-suite featuring a soaker tub and separate shower. The garage is insulated with a gas-fired heater for a comfortable work-space.