

68 Tuscany Glen Road NW
Calgary, Alberta

MLS # A2149091



\$1,049,900

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|------------------|----------------------------------|---------------|-------------------|
| Division: | Tuscany | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,456 sq.ft. | Age: | 2004 (20 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Lawn, Rectangular Lot | | |

Heating: Forced Air

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Stone, Stucco

Zoning: R-C1

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Basement TV

Nestled across the street from a picturesque ravine, this inviting home boasts 4 beds, 3.5 baths and a fully finished basement! Stepping inside, the heart of the home, the kitchen, features a central island with breakfast bar seating, perfect for casual dining and social gatherings. Outfitted with modern stainless steel appliances, the kitchen seamlessly connects to a walk-through pantry that leads into a practical mudroom, enhancing the home's functionality. Adjacent to the kitchen, the bright and airy eating nook, framed by large windows, offers a pleasant transition to the living room and opens up to the back deck and backyard, creating a cohesive indoor-outdoor living experience. The backyard space is fully fenced with a lush lawn, ideal for outdoor activities and relaxation. Stepping back inside, the living room exudes warmth and charm with its fireplace adorned with a stone surround and mantle, complemented by expansive windows that flood the space with natural light. The main floor office with double doors is perfect for those who work from home or need a quiet study space. A 2pc powder room completes this main floor! Ascend to the upper level to find a versatile bonus room with a vaulted ceiling and a large window that provides a serene view of the ravine and mountains, perfect for a cozy retreat. The primary suite is a luxurious haven, featuring a 5-piece ensuite with dual vanities, soaking tub, stand-alone shower, and a spacious walk-in closet. Convenience is key with an upper-level laundry room equipped with ample shelving, making household chores a breeze. Two additional bedrooms and a 4pc bathroom complete this upper level. Moving to the basement, this space extends the home's livable space with a recreational room that can double as a home gym or an extended entertainment area, alongside a cozy family room featuring a corner fireplace with a stone

surround and built in surround sound with large smart TV, ideal for family gatherings or movie nights. A fourth bedroom and 4pc bathroom with infloor heating top off this meticulously maintained home. Close to schools, walking paths and all amenities, this fantastic property is waiting to welcome you home!