

10 Tuscany Meadows Drive NW
Calgary, Alberta

MLS # A2178052



\$715,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,637 sq.ft.	Age:	2002 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, Open Floorplan, Pantry		

Inclusions: Hot Tub

Situated in the heart of Tuscany proper this home as been thoughtfully updated and is now ready for its next family. Featuring 3+1 beds/3.5 bath vaulted bonus room and developed basement, this is a full-size home! The open concept great room is exactly what you’ve been hoping for; the living room easily accommodates your furnishings and is accented with a cozy corner fireplace while the updated kitchen is complete with a large island, breakfast bar, upgraded appliance package (new fridge, stove and dishwasher) and corner pantry along with adjacent generous sized dining nook. Upstairs, the primary bedroom accommodates your furnishings with 4-piece ensuite and custom walk-in closet. Two other very well-proportioned bedrooms share the 4-piece main bathroom. The basement is fully developed with a wide-open rec room, 3-piece bathroom, 4th bedroom and ample storage The private, spacious backyard offers plenty of room to kick a ball or let the dog play along with a large composite deck offers a gazebo with new sunshade canvas along with an adjacent custom built sun room containing an 8-person J-480 hot tub with views of the built-in stone firepit. Upgrades include: New hot water tank (2019), shingles (2016), premium fencing (2023), the driveway has been widened, all faucets replaced in the home, LED lightbulbs and a fresh coat of paint throughout. There is no carpet in the house with gorgeous hardwood flooring + tiles on the main and upper floors and LVP in the basement. Please note: Some images have been virtually staged