



# 10 Tuscany Hills Terrace Calgary Alberta

\$725,000

Located on the edge of a peaceful green space! Walk to school!!! This home is nestled on a super quiet cul de sac and backs directly onto a bike path that leads to both local schools, the amenities that Tuscany offers and the Tuscany Club. This two-story home exudes both modern elegance and timeless comfort. From the outside, its clean lines and soft neutral tones blend seamlessly with the surrounding nature, the large windows reflecting the lush trees and open sky. A partially covered front porch welcomes you and a great place to sit in peace or watch your kids explore and play. Inside, the foyer opens into a bright, airy space, where 3/4 inch oak hardwood flooring stretches across the open-concept layout. To the left you'll enjoy a flex room and/or dining room ...configure it to your taste. To the right you'll find a private main floor office perfect for the work from home lifestyle. The additional living room has expansive windows framing a serene view of the greenery beyond. The soft hum of nature outside creates an ever-present sense of tranquility. Beyond the living room, the updated kitchen is a chef's dream, with gleaming granite countertops, sleek stainless-steel appliances, a corner pantry, and an island perfect for both meal prep and casual dining. The space flows effortlessly into the dining area where you are one step away from the beauty that awaits onto a spacious deck overlooking the green space. It is an ideal spot for al fresco dining or quiet mornings with coffee, as the view stretches out over a gentle slope of trees galore. Upstairs, the three bedrooms offer both privacy and luxury. The primary suite is a true retreat, with large windows that bath the room in natural light. The updated en suite bathroom features a freestanding tub with a view of the green space, where one could soak while watching the golden light of sunset filter through the t...

2pc Bathroom Measurements not available

Breakfast 9.42 Ft x 6.50 Ft

Dining room 12.58 Ft x 7.92 Ft

Family room 18.58 Ft x 12.42 Ft

Kitchen 10.50 Ft x 12.42 Ft

Living room 12.17 Ft x 13.08 Ft

Office 9.92 Ft x 10.17 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Bedroom 9.92 Ft x 15.58 Ft

Bedroom 10.42 Ft x 15.08 Ft

Primary Bedroom 17.67 Ft x 11.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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