



# 10 Tuscany Meadows Drive Calgary Alberta

\$715,000

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 (id:6769)

Bonus Room 13.92 Ft x 13.67 Ft

Primary Bedroom 13.83 Ft x 11.92 Ft

4pc Bathroom .92 Ft x 7.17 Ft

Bedroom 12.83 Ft x 12.67 Ft

Bedroom 9.67 Ft x 9.67 Ft

4pc Bathroom 7.75 Ft x 4.92 Ft

Recreational, Games room 13.67 Ft x 27.83 Ft

Bedroom 13.67 Ft x 8.50 Ft

3pc Bathroom 9.00 Ft x 5.75 Ft

Living room 14.00 Ft x 12.58 Ft

Dining room 10.92 Ft x 7.25 Ft

Kitchen 15.00 Ft x 11.58 Ft

Laundry room 7.50 Ft x 7.33 Ft

2pc Bathroom 7.00 Ft x 5.08 Ft

Listing Presented By:



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**Mirror**

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