



## 86 Tuscany Reserve Rise Calgary Alberta

\$869,000

Stunning Executive Home in Tuscany - Prime Location with Modern Upgrades! Welcome to this magnificent 2-storey home situated on a spacious lot backing onto Tusselwood, nestled in one of NW Calgary's most sought-after communities--Tuscany. Known for its vibrant community spirit, Tuscany boasts an extensive walking trail system, top-rated schools, and convenient access to shops and services. Residents also enjoy exclusive access to the Tuscany Club, which offers year-round recreational activities and amenities that enhance the community lifestyle. Pride of ownership is evident throughout this beautifully maintained property, thoughtfully upgraded to blend elegance with modern comfort. The kitchen and bathrooms feature brand new quartz countertops with a stylish backsplash, perfectly complementing the newer appliances. A new front-load washer and dryer add even more convenience, while sleek new fixtures and pot lights enhance the bright and welcoming ambiance. The oversized garage has been fully insulated, providing additional functionality and storage space. The main floor showcases a well-designed blend of traditional charm and open-concept living. At the front of the house, a versatile flex room can serve as a formal dining area or living room, offering flexibility to suit your lifestyle. The cozy family room features a corner gas fireplace with elegant ceramic tile detailing, creating the perfect spot for relaxation or entertaining. This space flows seamlessly into the dining area and large kitchen, a true chef's delight. The kitchen boasts dark stained cabinetry, upgraded quartz countertops, and a center island with a breakfast bar. The walk-in pantry provides ample storage, while the double stainless steel sink with a pull-down faucet and vented hood fan combine style with functionality. From the bright dining nook, patio doors lead to a spacious deck overlooking th...

Primary Bedroom 14.75 Ft x 12.83 Ft

4pc Bathroom 10.92 Ft x 8.92 Ft

Bedroom 11.75 Ft x 9.42 Ft

Bedroom 10.33 Ft x 10.25 Ft

Bonus Room 18.75 Ft x 13.75 Ft

4pc Bathroom 10.67 Ft x 4.83 Ft

Living room 15.50 Ft x 14.17 Ft

Kitchen 13.92 Ft x 6.42 Ft

Dining room 9.67 Ft x 7.00 Ft

3pc Bathroom 5.58 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:  
URBAN-REALTY.ca



See

**Mirror**

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