



## 10349 Tuscany Hills Way Calgary Alberta

\$750,000

Tuscany - 10349 Tuscany Hills Way NW: Welcome to this 2-storey family home featuring 2,091 sq ft, 3 bedrooms, 2.5 bathrooms, and an attached double garage in the desirable community of Tuscany. The main floor features a traditional layout and hardwood floors throughout. The spacious kitchen has white cabinets with granite counters which extend to make a great study/tech area, a center island with room for seating, stainless steel appliances, a corner pantry, and a dining nook with sliding doors to the back deck. The family room is open to the kitchen and features a mantled gas fireplace. You will also find a formal dining room, a living room, a 2 pc powder room with vanity, and a laundry area in the mud room. The upper level has a large primary bedroom with a walk-in closet, a 4 pc ensuite including a separate shower and jetted tub, 2 additional good-sized bedrooms, and a 4 pc main bathroom. The basement remains unspoiled and awaits your personal touch. Enjoy the fully fenced backyard with a large deck and plenty of grass for the kids to play. It is located in the beautiful family community of Tuscany and offers many walking/biking paths, playgrounds, schools, shopping, and access to Tuscany Club. Enjoy tennis/pickleball courts, a splash park, a skateboard park, and more. All this is within a short distance of city transit, including the Tuscany LRT station and Crowchild and Stoney Trail access. Call for more info! (id:6769)

Kitchen 17.75 Ft x 9.33 Ft  
Breakfast 7.33 Ft x 7.00 Ft  
Living room 14.67 Ft x 10.42 Ft  
Family room 17.75 Ft x 17.58 Ft  
Dining room 14.67 Ft x 10.42 Ft  
Laundry room Measurements not available

2pc Bathroom Measurements not available  
Primary Bedroom 18.17 Ft x 15.33 Ft  
Bedroom 12.42 Ft x 9.25 Ft  
Bedroom 12.17 Ft x 9.25 Ft  
4pc Bathroom Measurements not available  
4pc Bathroom Measurements not available

Listing Presented By:



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(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net