



18 Tuscany Estates Drive Calgary Alberta

\$870,000

Welcome to this remarkable home in Tuscany Estates, a captivating NW community nestled amongst extensive walking paths, ravines & walking distance to Bowness Park. This beautiful 4 bedroom home offers over 3,200 sq. ft. of meticulously designed & thoughtfully developed living space, ensuring that your every need is met. You're welcomed by a 2 storey foyer with front flex room, perfect for an in-home office or cozy living room. The spacious & elegant kitchen is a chefs delight, featuring granite countertops, raised eating bar, gas stove, & stainless steel appliances. The spacious eating area is surrounded by windows & sliding doors leads to the incredible backyard space. The main floor boasts hardwood floors & large windows, allowing natural light to flood the space & a lovely great room with plenty of living space & a cozy gas fireplace. The main floor is complete with a large mudroom/laundry area & 2 piece. powder room. Upstairs you'll find three bedrooms, including the king-sized primary bedroom sanctuary, complete with a beautiful 4-piece ensuite including soaker tub & separate stand-up shower. There are two additional spacious bedrooms sharing a 4-piece bath & a large bonus room with vaulted ceilings & 2nd fireplace, offering endless possibilities for use. Heading to the lower level you'll find the fully developed basement is a space designed for relaxation & recreation. The rec room features the 3rd gas fireplace & comfortable space for entertainment & leisure. The fourth bedroom is currently used as a gym, showcasing the versatility of this space. There is also a 3 piece bath with heated floors & a huge separate storage room. One of the standout features of this home is the stunning back & front yard development. Extensively redeveloped & professionally designed by Tazscapes, step outside to an oasis of tranquility, complete with an aggregate concrete pat...

Recreational, Games room 21.42 Ft x 15.08 Ft
 Bedroom 13.42 Ft x 18.08 Ft
 Furnace 8.00 Ft x 8.92 Ft
 Storage 14.42 Ft x 10.25 Ft
 3pc Bathroom 8.00 Ft x 4.92 Ft
 Den 10.42 Ft x 10.83 Ft

Laundry room 6.33 Ft x 11.00 Ft
 Dining room 10.92 Ft x 8.25 Ft
 Primary Bedroom 17.00 Ft x 13.83 Ft
 4pc Bathroom 12.50 Ft x 12.75 Ft
 Bedroom 13.50 Ft x 11.00 Ft
 Bedroom 12.25 Ft x 10.50 Ft

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Listing Presented By:



Originally Listed by:
 ROYAL LEPAGE BENCHMARK

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Kitchen 15.75 Ft x 15.42 Ft
Living room 15.33 Ft x 15.50 Ft
2pc Bathroom 6.83 Ft x 3.17 Ft

4pc Bathroom 8.58 Ft x 4.83 Ft
Bonus Room 18.92 Ft x 20.75 Ft