



21 Tuscany Estates Terrace Calgary Alberta

\$1,350,000

Tucked into a quiet pocket of Tuscany Estates, this custom Albi-built home blends refined design with thoughtful upgrades in one of NW Calgary's most sought-after communities. Backing onto the 12 Mile Coulee Ravine, it offers not just privacy, but a daily connection to nature that's hard to come by. The backyard here has become a favorite gathering place for the current owners, centered around a custom pergola with integrated LED lighting, motorized screens, and low-maintenance composite decking. It's the kind of space made for morning coffee wrapped in a blanket, afternoon visits with the neighbors, and late summer dinners that stretch into the evening. The golden larch at the back has also become a seasonal marker for our clients, its amber needles making an appearance each fall. Inside, the tone is set right from the front door. A built-in bench offers a practical drop zone for daily life, while French glass doors open to a sunlit office tucked neatly away from the rest of the home. Custom cabinetry keeps everything organized and out of sight when the workday wraps. The main living area feels bright and grounded. A white subway tile fireplace brings charm to the living room, and large windows draw the outside in. The kitchen is finished in warm Brazilian walnut cabinetry, with a granite island at the centre that's seen everything throughout the years from casual breakfasts to big holiday spreads. A walk-through pantry with custom shelving adds ease, while the adjacent mudroom connects seamlessly to the double garage which has been fully outfitted with floor-to-ceiling ProSlat storage that keeps tools, seasonal gear, and weekend projects in check. A thoughtfully upgraded powder room completes the main level. Ascending upstairs, the bonus room has evolved with the family, once a place for toys and games, later a quiet corner for reading and study. The primary suit...

4pc Bathroom 7.58 Ft x 7.83 Ft

Other 6.33 Ft x 2.58 Ft

Bedroom 12.83 Ft x 11.75 Ft

Recreational, Games room 28.75 Ft x 26.75 Ft

Furnace 12.92 Ft x 22.33 Ft

2pc Bathroom 5.50 Ft x 5.25 Ft

Other 12.92 Ft x 5.25 Ft

Office 10.50 Ft x 12.17 Ft

4pc Bathroom 5.08 Ft x 8.67 Ft

5pc Bathroom 20.58 Ft x 11.42 Ft

Bedroom 11.17 Ft x 13.25 Ft

Bedroom 11.08 Ft x 12.50 Ft

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**RE/MAX REAL ESTATE
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Dining room 13.50 Ft x 7.50 Ft

Foyer 7.42 Ft x 10.08 Ft

Kitchen 17.33 Ft x 15.33 Ft

Living room 17.75 Ft x 15.50 Ft

Bonus Room 15.08 Ft x 14.58 Ft

Laundry room 9.17 Ft x 8.83 Ft

Primary Bedroom 14.08 Ft x 15.75 Ft