



## 425 Tuscany Drive Calgary Alberta

\$655,000

Charming Two-Story Home in the heartland of Tuscany - Perfect for Young Families! Welcome to your ideal family home in the heart of Heartland! This delightful two-story house is located just minutes away from shopping, schools, and the popular Tuscany Club, making it a prime choice for families looking for convenience and community. Main Floor: Cozy and Functional Living Step into a spacious living area that's both inviting and practical, featuring a cozy three-sided gas fireplace that brings warmth and charm to the room. The adjacent dining nook is bathed in natural light, creating a bright and cheerful space for family meals. The oak island kitchen is both stylish and functional, with a walk-in pantry offering ample storage and workspace for all your culinary creations. Durable laminate flooring throughout the dining and kitchen areas offers the perfect balance of elegance and easy maintenance. Upstairs: Private and Comfortable Retreat The spacious primary bedroom provides a peaceful retreat, complete with a walk-in closet and a private ensuite bathroom - ensuring parents have their own space to relax and unwind. Two additional well-sized bedrooms are perfect for children or guests, and they share a second full bathroom. A handy linen closet upstairs helps keep everything organized and accessible. Fully Finished Basement: Versatile and Spacious The finished basement adds valuable living space with a 4th bedroom or den - ideal for a home office, playroom, or extra guest room. You'll also find a convenient laundry room and a standout feature: a sound-proof rec room, perfect for music lovers or movie nights, offering endless possibilities for entertainment. Outdoor Oasis: Relax and Entertain The south-facing backyard is fully fenced and beautifully landscaped, creating a private outdoor haven for family activities or quiet moments of relaxation. Enjoy the expansive rear deck...

Primary Bedroom 14.17 Ft x 10.92 Ft

Other 6.67 Ft x 5.25 Ft

4pc Bathroom 7.58 Ft x 4.83 Ft

Bedroom 10.33 Ft x 9.25 Ft

Bedroom 10.33 Ft x 9.25 Ft

4pc Bathroom 7.58 Ft x 4.83 Ft

Laundry room 7.67 Ft x 7.17 Ft

Storage 5.75 Ft x 3.25 Ft

Furnace 7.58 Ft x 6.17 Ft

Living room 14.33 Ft x 10.92 Ft

Kitchen 14.42 Ft x 9.00 Ft

Dining room 14.42 Ft x 9.83 Ft

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Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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Bedroom 17.67 Ft x 13.75 Ft

Foyer 6.75 Ft x 5.17 Ft

Recreational, Games room 13.83 Ft x 9.83 Ft

2pc Bathroom 5.75 Ft x 4.33 Ft