



# 49 Tuscany Meadows Common Calgary Alberta

\$880,000

Welcome to 49 Tuscany Meadows Common NW -- ideally located within walking distance to parks, schools, and scenic pathways. This immaculate home showcases true pride of ownership, featuring 5 bedrooms, 3.5 bathrooms, and over 3,560 sq. ft. of air-conditioned living space. The fully finished walk-out basement opens directly onto a greenbelt and walking path that connects you to Tuscany's beautiful parks and nearby schools. Step inside and you're greeted by a stunning 17-foot ceiling in the entryway, setting the tone for the elegance throughout. The main floor offers a spacious home office, a formal dining room that comfortably seats 6-8 guests, and a bright white kitchen with quartz countertops, a large island, walk-in pantry, and a generous breakfast nook. The Great Room features a cozy gas fireplace, making it perfect for relaxing or entertaining. Enjoy peaceful moments on the south-facing raised deck, where you can take in breathtaking views of COP and the Rocky Mountains -- your own private retreat. Additional main floor highlights include a boot room/laundry area with access to your double car garage, and a 2-piece powder room for your guests. Upstairs, the extra-wide hardwood staircase leads to a large bonus room. At the back of the home, the primary suite offers peekaboo mountain views, a spacious 5-piece ensuite with double vanities and a corner soaker tub, and a walk-in closet. Two more sizable bedrooms and another 4-piece bathroom complete the upper level. The fully finished walk-out basement provides even more space, featuring two additional bedrooms, a 3-piece bathroom, a large storage room, and a 333 sq. ft. recreation room complete with custom shelving and a second gas fireplace. Step outside to your beautifully landscaped backyard oasis with a garden shed for storage. The back gate opens directly onto a greenbelt and walking paths, offering easy access to lo...

4pc Bathroom Measurements not available

5pc Bathroom 11.20 M x 10.40 M

Bedroom 10.40 M x 9.80 M

Bedroom 13.10 M x 12.00 M

Recreational, Games room 14.00 M x 23.90 M

Storage 9.90 M x 8.00 M

2pc Bathroom Measurements not available

Breakfast 14.50 M x 14.00 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
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Primary Bedroom 15.10 M x 14.20 M

Bonus Room 18.60 M x 16.10 M

Other 9.70 M x 5.80 M

4pc Bathroom 8.60 M x 5.00 M

Bedroom 10.80 M x 10.10 M

Bedroom 11.00 M x 9.90 M

Dining room 12.00 M x 11.20 M

Foyer 9.10 M x 7.00 M

Kitchen 14.60 M x 11.50 M

Laundry room 9.50 M x 8.10 M

Living room 14.00 M x 13.00 M