



## 94 Tuscany Vista Road Calgary Alberta

\$827,900

\*\*\*Open House Sunday, June 8th, 12:00-2:00pm\*\*\* Welcome to 94 Tuscany Vista Road, located on a quiet street near a playground in the family-friendly Tuscany community. This home features an open-concept kitchen with natural stone countertops, stainless steel appliances, and a dining room adjacent to a patio door, allowing ample natural light. The living room, also adjacent to the kitchen, offers 17-foot ceilings and large windows for abundant light. The main floor includes a second living room near the front door, a two-piece bathroom, and a laundry/mud room leading to an insulated two-car garage. Upstairs, the primary bedroom faces west with vaulted ceilings, an ensuite bathroom featuring dual sinks, upgraded countertops, a soaker tub, a separate shower, and a large walk-in closet. Two additional bedrooms, a four-piece bathroom with a tub, shower, and newer tile flooring, and a loft suitable as an office or family room complete the second floor. The fully finished walk-out basement includes one bedroom, a four-piece ensuite bathroom with a tiled shower, and a walk-in closet. The backyard, with a large white lilac tree, aspens, and other greenery, provides significant privacy in summer. Homeowners on Tuscany Vista Road have access to top-rated schools, including St. Basil (K-9), Tuscany School (K-5), and Twelve Mile Coulee School (6-9). Homeowners in Tuscany have access to the Tuscany Club, offering year-round sports and activities with a gymnasium, multi-purpose rooms, playground, tennis/pickleball courts, skating rink, and skate park. (id:6769)

4pc Bathroom 8.42 Ft x 4.92 Ft

5pc Bathroom 10.33 Ft x 14.83 Ft

Bedroom 10.42 Ft x 12.08 Ft

Bedroom 11.67 Ft x 11.00 Ft

Office 11.75 Ft x 13.92 Ft

Primary Bedroom 16.33 Ft x 15.67 Ft

3pc Bathroom 6.92 Ft x 7.67 Ft

Bedroom 12.75 Ft x 13.83 Ft

Recreational, Games room 23.83 Ft x 23.08 Ft

Furnace 5.83 Ft x 5.92 Ft

Other 4.50 Ft x 13.75 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft

Dining room 10.33 Ft x 10.25 Ft

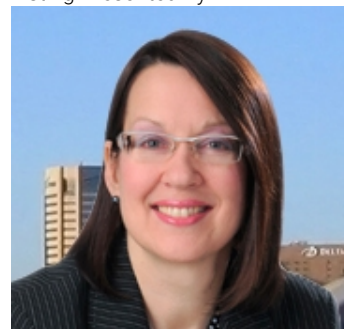
Kitchen 11.33 Ft x 13.00 Ft

Laundry room 5.67 Ft x 8.25 Ft

Living room 14.75 Ft x 16.08 Ft

Living room 13.67 Ft x 14.50 Ft

Listing Presented By:



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