



15 Tuscany Hill Calgary Alberta

\$849,900

When you step through the inviting front entrance of this thoughtfully designed Tuscany home, you will discover a residence that truly understands family living. Nestled just across from Tuscany School with St. Basil School a short stroll away, this ideal location places education right at your doorstep. The welcoming main floor greets you with a versatile flex room—perfect as a home office or study—before flowing into the heart of the home. Here, warm wood cabinetry, gleaming granite countertops, and stainless steel appliances create a kitchen that balances functionality with style. The adjacent dining nook captures views of the private backyard, while the family room with its cozy fireplace provides the perfect gathering space for everyday moments. Thoughtful design elements shine throughout, from the distinctive light fixtures to the practical mud/laundry room with its custom built-in storage, folding counter, and front-load appliances. Rich hardwood flooring extends from the main level up the stairs, creating visual continuity and warmth. Upstairs, the generously proportioned bonus room offers endless possibilities—large enough to accommodate a pool table alongside conversation areas, or serving as a secondary family space. The three upper bedrooms include a serene primary retreat with walk-in closet and ensuite featuring soaker tub and separate shower—a private sanctuary within this family haven. The finished basement extends the home's livability with a cozy reading nook at the stairs' landing, spacious recreation room that easily divides into distinct living zones, and a fourth bedroom with nearby bathroom—ideal for overnight guests or growing teenagers seeking independence. Summer living truly shines in the backyard oasis, where mature trees and shrubs create natural privacy. The covered deck with its wooden arbour, tranquil water feature, and separate gaze...

4pc Bathroom 7.25 Ft x 7.17 Ft

Bedroom 10.67 Ft x 13.00 Ft

Other 8.92 Ft x 7.17 Ft

Recreational, Games room 14.83 Ft x 13.67 Ft

Furnace 7.00 Ft x 12.67 Ft

2pc Bathroom 7.00 Ft x 3.33 Ft

Living room 12.58 Ft x 13.58 Ft

Office 8.75 Ft x 10.92 Ft

4pc Bathroom 9.25 Ft x 5.00 Ft

4pc Bathroom 10.67 Ft x 10.08 Ft

Bedroom 12.92 Ft x 10.67 Ft

Bedroom 11.58 Ft x 11.08 Ft

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Dining room 10.00 Ft x 9.58 Ft

Kitchen 14.50 Ft x 13.58 Ft

Laundry room 7.42 Ft x 11.00 Ft

Bonus Room 19.08 Ft x 26.83 Ft

Primary Bedroom 13.83 Ft x 12.17 Ft