



172 Tuscany Meadows Heath Calgary Alberta

\$785,000

Located in a mature and highly sought-after neighbourhood, this beautifully maintained home offers exceptional recreation facilities, community activities, and quick access to the Stoney Trail Ring Road. It's the perfect family-friendly setting—just minutes from local schools. Step into the spacious front foyer with soaring ceilings, creating a warm and inviting first impression. Just off the entryway, you'll find the open-concept main living area, featuring a cozy living room with a gas fireplace, a large kitchen with a corner pantry, and a generous dining area. The kitchen includes a central island with seating—perfect for casual meals and family time. Off the dining area, step onto the west-facing upper deck, ideal for BBQs and entertaining. A second, lower-level deck provides even more outdoor living space, both overlooking the fully fenced backyard—complete with a greenhouse, garden area, and room for play structures. Back inside, the main floor also includes a convenient 2-piece powder room and a separate laundry room with access to the double attached garage. Upstairs, you'll find a bright bonus room above the garage—perfect for a family lounge or play area. Down the hall is the first bedroom, followed by a 4-piece main bathroom. At the end of the hall, the second corner bedroom overlooks the backyard and offers a lovely mountain view. The spacious primary bedroom is a true retreat, featuring large windows with mountain views, a luxurious ensuite with a soaker tub, separate shower, private toilet area, and a walk-in closet to keep everything organized. The fully finished walk-out basement adds incredible versatility to this home. Whether you're looking for a media room, gaming zone, family lounge, or personal retreat, this space has it all—including patio doors to the backyard. There's also a 2-piece bathroom with a large vanity and space to install...

Bonus Room 18.00 Ft x 13.50 Ft
 Bedroom 11.00 Ft x 8.92 Ft
 4pc Bathroom 8.83 Ft x 4.92 Ft
 Bedroom 12.50 Ft x 9.50 Ft
 Primary Bedroom 13.00 Ft x 12.08 Ft
 4pc Bathroom 12.17 Ft x 10.67 Ft
 Other 6.50 Ft x 4.58 Ft
 Family room 23.83 Ft x 16.75 Ft

Furnace 12.25 Ft x 14.08 Ft
 2pc Bathroom 9.67 Ft x 6.25 Ft
 Foyer 6.83 Ft x 6.08 Ft
 Living room 16.92 Ft x 13.00 Ft
 Other 12.08 Ft x 10.33 Ft
 Dining room 11.92 Ft x 7.92 Ft
 2pc Bathroom 4.67 Ft x 4.67 Ft
 Laundry room 9.00 Ft x 5.83 Ft

Listing Presented By:



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