



## 27 Tuscany Hills Terrace Calgary Alberta

\$975,000

Be the talk of the town with this stunning, updated two-story home offering the perfect blend of modern luxury, breathtaking natural beauty, and unparalleled recreational amenities. Situated on a prime lot backing South onto expansive green space, this residence provides a rare combination of privacy and open views, with majestic mountains serving as a dramatic backdrop. From the moment you step inside, you'll be captivated by the sophisticated design and thoughtful updates that make this home truly exceptional. The grand entrance is sure to impress with a beautiful curved staircase ascending to the upper level, a convenient office, a formal dining room, and a peek of the separate yet spacious mudroom giving you that desired great first impression. The open-concept main floor is bathed in natural light, featuring soaring ceilings, elegant wide plank hardwood floors on 2 levels and upgrades throughout. A gourmet kitchen serves as the heart of the home, boasting custom cabinetry, granite countertops, upgraded stainless steel appliances, a silgranite sink and an oversized island perfect for gathering with family and friends. Adjacent to the kitchen, the spacious living room features builtins, 18ft vaulted ceilings, a cozy fireplace and expansive windows that frame the picturesque scenery beyond. The upper level is designed for comfort and function, offering generously sized bedrooms, including a luxurious primary suite with a spa-inspired ensuite, a walk-in closet. Additional bedrooms and a stylishly updated bathroom provide ample space for family or guests. A private balcony overlooking the main floor and of the expansive view out the floor to ceiling windows finishes this level. The lower level seamlessly extends your living space, with a beautifully finished walkout basement boasting a massive recreation area, wet bar, 4 piece bathroom and 4th bedroom. The basement...

4pc Bathroom Measurements not available

Bedroom 9.67 Ft x 16.08 Ft

Recreational, Games room 31.92 Ft x 21.42 Ft

2pc Bathroom Measurements not available

Breakfast 10.42 Ft x 7.00 Ft

Dining room 10.50 Ft x 13.83 Ft

Living room 15.42 Ft x 14.83 Ft

Office 10.25 Ft x 9.92 Ft

3pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Bedroom 13.67 Ft x 12.33 Ft

Bedroom 10.33 Ft x 11.25 Ft

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

Listing Presented By:



Originally Listed by:  
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Kitchen 19.92 Ft x 14.83 Ft

Primary Bedroom 17.50 Ft x 13.58 Ft