



## 35 Tuscany Reserve Court Calgary Alberta

\$849,900

Welcome to this exceptional home nestled in a quiet cul-de-sac in the beautiful NW community of Tuscany, sitting on one of the largest pie lots in the community. As you step through the front door, you are greeted by a spacious main foyer that seamlessly flows into the open-concept main floor. At the heart of the home, the stunning kitchen is a chef's dream, featuring high-end granite countertops, a large island with a convenient breakfast bar, a gas range stove, and top-of-the-line stainless steel appliances. A sizable pantry ensures plenty of storage space, while the adjacent dining area offers direct access to the expansive back deck--ideal for indoor/outdoor cooking and entertaining. The kitchen opens up to the grand living room, where vaulted ceilings and a beautiful gas fireplace create a warm and inviting atmosphere. Oversized windows flood the room with natural light and offer views of the immaculately landscaped backyard. On the main floor, you'll also find a spacious office, perfect for working from home, and a separate laundry room for added convenience. Heading upstairs, the primary bedroom is a true retreat, with large west-facing windows that bathe the room in sunlight and offer breathtaking views of the Rocky Mountains. The luxurious four-piece ensuite and spacious walk-in closet complete this relaxing space. Two additional bedrooms, a secondary family room, and a four-piece bathroom round out the upper level, providing plenty of space for family or guests. The recently renovated lower level is an entertainer's dream, featuring a wet bar with ample counter space and a large recreation area. The theater room offers a cozy space for movie nights, while rough-ins are already in place for an additional bathroom. An oversized double garage connects directly to a practical mudroom and the main floor laundry room, allowing for easy access to the rest of the...

Media 13.67 Ft x 13.83 Ft

Family room 27.75 Ft x 14.33 Ft

Living room 16.17 Ft x 14.92 Ft

Kitchen 13.33 Ft x 11.00 Ft

Other 9.33 Ft x 9.75 Ft

Laundry room Measurements not available

2pc Bathroom Measurements not available

Primary Bedroom 12.42 Ft x 14.67 Ft

Bedroom 12.42 Ft x 9.67 Ft

Bedroom 11.33 Ft x 10.58 Ft

Bonus Room 13.58 Ft x 13.92 Ft

4pc Bathroom Measurements not available

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

Listing Presented By:



Originally Listed by:  
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Office 9.92 Ft x 11.92 Ft

4pc Bathroom Measurements not available