



## 38 Tuscany Hills Crescent Calgary Alberta

\$899,900

The attention to detail and upgrades in this home will blow you away!! Features include - 3/4 maple hardwood on the main and upper levels, updated kitchen with cabinets to the ceiling, tons of modern pot lights, knockdown stipple on the main level, mosaic tile face on the family room fireplace, glass railings on the main staircase, amazing 5pc ensuite renovation with 2X4 tiled walls, new carpet in the walkout basement, plywood subfloor in the basement with Delta Flooring underlay, heated floor in the basement bathroom, attic storage in garage with two entries, RV gate, enclosed fiberglass deck that will never require maintenance, enclosed fiberglass shed that will last a lifetime, paved alley, room to add a double detached garage, central air conditioning and rounded drywall corner bead. When you first enter this home you will know an interior design professional lives here!! The front entry is huge and ideal for hosting the big events. The living room has huge windows and is very welcoming for the formal gatherings. Dining room has an alcove ideal for the hutch or china cabinet and a pocket door into the kitchen. The newly renovated kitchen offers ceiling height cabinets, quartz countertops, abundance of pot lights, movable island with breakfast bar, gas stove, built in microwave, feature glass cabinet doors, large bright eating area and a pantry. Walkout basement has gas fireplace zone heating, plywood subfloor with Delta Flooring, updated carpet, drop down ceiling, games area with dry bar, card playing area, den and renovated 4pc bathroom with quartz and a heated tile floor. Primary bedroom has a large walk in closet and a 5pc ensuite bathroom to die for!! The three other bedrooms up are a great size thanks to the floor plan that minimized vaulting sq ft wastage and maximum light. Perennials in the front and rear yard for a welcoming look without the w...

4pc Bathroom .00 Ft x .00 Ft  
5pc Bathroom .00 Ft x .00 Ft  
Primary Bedroom 14.25 Ft x 11.00 Ft  
Bedroom 11.50 Ft x 10.00 Ft  
Bedroom 12.00 Ft x 10.00 Ft  
Bedroom 12.25 Ft x 8.83 Ft

Family room 18.00 Ft x 11.00 Ft  
Den 10.83 Ft x 9.33 Ft  
2pc Bathroom .00 Ft x .00 Ft  
Kitchen 12.75 Ft x 11.58 Ft  
Dining room 11.33 Ft x 9.00 Ft  
Eat in kitchen 9.00 Ft x 8.00 Ft

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Listing Presented By:



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4pc Bathroom .00 Ft x .00 Ft

Other 8.92 Ft x 8.00 Ft

Recreational, Games room 15.42 Ft x 14.42 Ft

Family room 12.58 Ft x 10.00 Ft

Living room 14.42 Ft x 13.67 Ft