



## 44 Tuscany Ridge Green Calgary Alberta

\$824,900

Welcome to this exceptional property, where elegance and modern convenience come together to create an inviting and luxurious home. As you step through the grand entrance, you're greeted by a spacious foyer with soaring 17-foot ceilings, setting the tone for the open-concept main floor with its airy 9-foot flat finish ceilings. At the heart of the home is the stunning kitchen, complete with a large island, brand new appliances, and an induction stove. Sunlight pours in through large windows, offering views of the lush backyard, while the adjacent dining area provides a seamless transition to outdoor living with a door leading to the backyard patio--ideal for indoor-outdoor entertaining. The main floor also boasts modern lighting, controllable via the Lutron Caseta App, adding a touch of smart home sophistication. Cozy up in the adjacent living room, where a gas fireplace with a wooden mantle creates a warm and inviting atmosphere, while more stunning backyard views enhance the sense of peace. A sizable office on the main level overlooks the front deck, offering a serene workspace. Upstairs, the luxurious primary suite awaits, featuring a walk-in closet and a spa-like 5-piece ensuite. Two additional bedrooms and a pristine 4-piece bathroom complete the upper level, where brand new carpets ensure comfort underfoot. The lower level offers a versatile rec room, a fourth bedroom with a walk-in closet, and another 4-piece bathroom--perfect for guests or family. Practicality meets style with an oversized double garage that connects to a large mudroom and separate laundry room. Step outside to the beautifully landscaped backyard, featuring mature trees, an impressive retaining wall, and a spacious patio, ideal for relaxing or hosting gatherings. Two apple trees and a flourishing raspberry bush add to the charm of this outdoor oasis. The full property benefits from an under...

Family room 29.83 Ft x 12.25 Ft

Bedroom 8.75 Ft x 13.50 Ft

4pc Bathroom .00 Ft x .00 Ft

Other 12.42 Ft x 8.92 Ft

Living room 12.83 Ft x 12.92 Ft

Office 10.00 Ft x 13.33 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 11.67 Ft x 17.25 Ft

Bedroom 10.00 Ft x 12.33 Ft

Bedroom 9.67 Ft x 9.92 Ft

5pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

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

Listing Presented By:



Originally Listed by:  
RE/MAX First

<http://www.neustaedterteam.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

Kitchen 10.25 Ft x 12.08 Ft