



44 Tuscany Way Calgary Alberta

\$659,900

FULLY FINISHED 4-BEDROOM HOME | CENTRAL A/C | BRAND NEW FLOORING & PAINT | PRIVATE LANDSCAPED BACKYARD | DOUBLE ATTACHED GARAGE - Welcome to 44 Tuscany Way NW. A thoughtfully updated family home offering over 2,100 sq.ft. of finished living space in one of Calgary's most beloved communities. Situated on a quiet, tree-lined street with excellent curb appeal, this home blends comfort, function, and a classic layout ideal for daily life and entertaining. Inside, you'll find a freshly painted interior with brand new flooring throughout. The main level features both a cozy family room with a gas fireplace and a separate front flex space, perfect for a home office, kids' playroom, or formal sitting area. The open kitchen is anchored by a central island and includes white cabinetry, stainless appliances, and a spacious dining area with direct access to the private, fully fenced backyard. Upstairs, the primary bedroom includes a large walk-in closet and a 4-piece ensuite with a jetted soaker tub, glass shower, and natural light. Two additional bedrooms and another full bath complete the upper level, ideal for a growing family. The fully finished basement offers a sizeable rec space, a fourth bedroom, a full 3-piece bath, and plenty of storage, making it perfect for guests, teens, or a media setup. Outside, enjoy mature landscaping, raised garden beds, a fire pit area, highly durable and stylish vinyl fencing, and a generous deck - perfect for relaxing or hosting friends. Additional highlights include central A/C, main floor laundry, a double attached garage, and easy access to walking paths, schools, Tuscany Club amenities, and the LRT. Located in a highly walkable, family-oriented NW neighbourhood with quick access to Stoney Trail, Crowchild Trail, and the Rockies--this is the kind of place you'll want to call home for years to come. CONTACT YOUR FAVOURITE REALTOR TODAY ...

Recreational, Games room 11.58 Ft x 23.42 Ft

Bedroom 13.92 Ft x 9.58 Ft

Furnace 10.42 Ft x 8.17 Ft

3pc Bathroom 7.00 Ft x 4.92 Ft

Living room 10.92 Ft x 11.00 Ft

Kitchen 6.83 Ft x 12.92 Ft

Family room 12.17 Ft x 15.25 Ft

2pc Bathroom .00 Ft x .00 Ft

Bedroom 9.17 Ft x 11.33 Ft

4pc Bathroom 11.00 Ft x 9.00 Ft

Primary Bedroom 11.00 Ft x 17.08 Ft

4pc Bathroom 4.92 Ft x 7.92 Ft

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Listing Presented By:



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Dining room 8.00 Ft x 15.42 Ft

Bedroom 10.17 Ft x 9.42 Ft