



55 Tuscany Estates Drive Calgary Alberta

\$1,099,900

This is your chance to make your home in one of Northwest Calgary's most desirable communities...welcome to Tuscany! Located here in Tuscany Hillside Estates, this wonderful two storey walkout enjoys a total of 4 bedrooms + den, granite counters & central air, oversized 2 car garage & is walking distance to a playground & schools. Available for quick possession, you'll love the sun-drenched & open concept flow of the main floor of this fully finished home, which features 9ft ceilings & hardwood floors, spacious living room with fireplace & large windows, bright & airy dining room with access to the oversized balcony (& wired for outdoor speakers) & cherrywood kitchen with walkthrough pantry, tile backsplash & Samsung stainless steel appliances. Total of 3 bedrooms & 2 full bathrooms on the air-conditioned 2nd floor including the owners' retreat with big walk-in closet & ensuite with double vanities, separate shower & corner soaker tub. Over the garage is an incredible bonus room with soaring vaulted ceilings...the perfect space for your media room. The walkout level - with upgraded laminate floors with cork underlay, is beautifully finished with a 4th bedroom, rec room with granite-topped wet bar & wood-burning fireplace plus bathroom with heated floors & steam shower with aromatherapy bundle. Main floor also has a dedicated home office & laundry/mudroom with extensive built-ins. Additional extras include built-in ceiling speakers, oversized garage with sink & aggregate driveway, rough-in for hot tub on the walkout patio (complete with junction box with independent circuit), pre-wired for satellite, separate connection for hot water on the outside tap, 2 year old hot water tank & if you prefer a gas stove, there is a gas line that connects to the kitchen. All 4 of Tuscany's schools are just minutes away...walking distance to Tuscany School & St. Basil Elementary/J...

5pc Bathroom Measurements not available

Recreational, Games room 27.83 Ft x 18.58 Ft

Bedroom 13.67 Ft x 12.75 Ft

2pc Bathroom Measurements not available

Living room 15.08 Ft x 13.58 Ft

Dining room 15.92 Ft x 9.92 Ft

Laundry room 11.33 Ft x 8.17 Ft

4pc Bathroom Measurements not available

6pc Bathroom Measurements not available

Primary Bedroom 15.67 Ft x 13.67 Ft

Bedroom 10.08 Ft x 10.08 Ft

Bedroom 11.33 Ft x 9.58 Ft

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Listing Presented By:



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Real Estate Professionals Inc.

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

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Kitchen 14.00 Ft x 9.67 Ft

Bonus Room 18.92 Ft x 16.67 Ft

Den 11.50 Ft x 9.33 Ft