



## 10 Tuscany Meadows Drive Calgary Alberta

\$729,500

\*\*\*Reduced\*\*\*Discover 10 Tuscany Meadows Drive NW; a fully developed + updated family home with a private backyard oasis in one of Northwest Calgary's favorite communities. Here are 5 things we love about this property (and we're sure you will too): 1. A CONVENIENT AND FAMILY ORIENTED NEIGHBOURHOOD: Tuscany is a very popular community located in Calgary's Northwest. Residents enjoy a true sense of community along with a multitude of amenities including the Tuscany Club with playground, gym, splash park and skating rink, close-by shopping, neighbourhood pub, walking/biking paths, natural ravine, off-leash dog park and three schools in the community. Commuting DT or to the mountains is a breeze with easy access to Crowchild and Stoney Trails and the Tuscany LRT station. 2. A MODERN AND FUNCTIONAL FLOORPLAN: With 3 + 1 bedrooms, 3.5 bathrooms, oversize bonus room and developed basement, this is a full-size home! The open concept great room is exactly what you've been hoping for. The living room easily accommodates your furnishings and is accented with a cozy corner fireplace. The updated kitchen is truly the heart of this home with a large island, breakfast bar, upgraded appliance package (including new fridge, stove and dishwasher) and corner pantry along with adjacent generous sized dining nook. A nice-size foyer, powder room and laundry/mud room complete the main floor. Upstairs, an XL bonus room offers vaulted ceilings and views to COP (in the winter months) while offering good separation from the bedrooms. Down the hall, the primary bedroom accommodates your furnishings with 4-piece ensuite and custom-built walk-in closet. Two other very well-proportioned bedrooms share the 4-piece main bathroom. The basement is fully developed with a wide-open rec room, 3-piece bathroom, 4th bedroom and ample storage. 3. THAT BACKYARD: Just in time for summer your private backya...

Bonus Room 13.92 Ft x 13.67 Ft

Primary Bedroom 13.83 Ft x 11.92 Ft

4pc Bathroom .92 Ft x 7.17 Ft

Bedroom 12.83 Ft x 12.67 Ft

Bedroom 9.67 Ft x 9.67 Ft

Bedroom 13.67 Ft x 8.50 Ft

3pc Bathroom 9.00 Ft x 5.75 Ft

Living room 14.00 Ft x 12.58 Ft

Dining room 10.92 Ft x 7.25 Ft

Kitchen 15.00 Ft x 11.58 Ft

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

Listing Presented By:



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### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)

4pc Bathroom7.75 Ft x 4.92 Ft

Recreational, Games room13.67 Ft x 27.83 Ft

Laundry room7.50 Ft x 7.33 Ft

2pc Bathroom7.00 Ft x 5.08 Ft