



# 1035 Tuscany Drive Calgary Alberta

\$759,900

Welcome to your dream home in the highly sought-after community of Tuscany! This beautifully maintained house with recent renovations offers everything a family could need and more. With 2,266 sq ft of thoughtfully designed living space, this home is perfect for those who value comfort, convenience, and style. As you step inside, you'll be greeted by the warmth of tile and luxury vinyl plank flooring that extends throughout the home, providing a seamless and elegant look. The heart of the home is a fully renovated kitchen (2024), featuring modern finishes, ample counter space, and plenty of storage space, making it a culinary enthusiast's dream. Whether you're preparing a quick meal or hosting a dinner party, this kitchen is sure to impress. The main floor flows effortlessly into the living and dining areas, creating an open and inviting space for family gatherings and entertaining guests. Large windows allow natural light to flood the rooms, enhancing the bright and airy feel of the home. Additionally, the brand-new triple pane windows installed throughout the house in 2024 not only improve energy efficiency but also add a touch of modern elegance to each room. For your comfort, the home is equipped with new air conditioning system (2022) to keep you cool during the summer months and a water softener and filtration system (2023) to ensure the highest quality of water. Upstairs, you'll find three spacious bedrooms, each offering a peaceful retreat at the end of the day. The master bedroom is a haven, featuring an ensuite with three pieces for a private retreat. The convenience of a second-floor laundry room means no more hauling laundry up and down the stairs, making household chores a breeze. Additionally, the bonus room on the second floor offers a versatile space that can be used as a family room, home office, or play area. The fully developed basement adds even mor...

Primary Bedroom 13.00 Ft x 14.25 Ft

Bedroom 8.92 Ft x 10.00 Ft

Bedroom 9.58 Ft x 9.75 Ft

Bonus Room 12.08 Ft x 17.92 Ft

Laundry room 4.50 Ft x 4.75 Ft

4pc Bathroom 5.42 Ft x 7.92 Ft

Family room 12.58 Ft x 12.58 Ft

3pc Bathroom 6.50 Ft x 7.50 Ft

Kitchen 11.42 Ft x 12.00 Ft

Dining room 7.75 Ft x 11.92 Ft

Living room 13.00 Ft x 14.00 Ft

Other 5.50 Ft x 8.00 Ft

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Listing Presented By:



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### RE/MAX Realty Professionals

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3pc Bathroom 6.42 Ft x 6.92 Ft

Other 5.42 Ft x 7.75 Ft

Bedroom 8.75 Ft x 10.58 Ft

2pc Bathroom 4.00 Ft x 4.50 Ft