



11566 Tuscany Boulevard Calgary Alberta

\$660,000

Reduced to Sell! This fantastic family home is located in a great location in Tuscany, close to schools, parks, playgrounds and easy access to shopping and other amenities. Appreciate the custom extended press form concrete sidewalk and front steps. Inside, you'll find an open plan layout with new carpets and fresh paint throughout, ensuring a clean and well-maintained space. The main floor is perfect for family life or entertaining, with plenty of natural light and featuring a corner fireplace and a central island. It also includes a convenient main floor laundry, garage entry closet & 2 pce bathroom. Large patio doors off the dinette lead to a quiet, private, and spacious backyard with an immense deck and patio, mature trees, freshly gravelled area for a dog run, large storage shed, and a back gate to the small path in behind. The stone wall on the hill behind provides a nice private space. Upstairs, there are 3 great bedrooms, including a large primary bedroom with a ceiling fan, walk-in closet, and a 4-piece ensuite bathroom. The basement offers additional living space with a large open recreation room, a 4th bedroom, and a partially completed 4-piece bathroom. There's also a flex room with a pocket door that can be used for storage, crafting, a kids' playroom, or whatever suits your needs. This home has it all and is ready for you to move in and personalize to your preferences. CHECK OUT THE SPECIAL FEATURES SHEET IN ADDITIONAL DOCUMENTS. (id:6769)

Family room 14.83 Ft x 13.58 Ft
Other 7.08 Ft x 6.58 Ft
Bedroom 9.92 Ft x 8.58 Ft
Furnace 11.17 Ft x 5.75 Ft
Living room 15.42 Ft x 14.17 Ft
Kitchen 12.75 Ft x 11.00 Ft
Other 11.42 Ft x 7.42 Ft
Foyer 7.33 Ft x 7.00 Ft

Laundry room 7.42 Ft x 3.42 Ft
2pc Bathroom 7.42 Ft x 2.50 Ft
Primary Bedroom 16.58 Ft x 10.92 Ft
4pc Bathroom 7.92 Ft x 4.92 Ft
Other 7.92 Ft x 3.92 Ft
Bedroom 11.25 Ft x 10.42 Ft
Bedroom 12.08 Ft x 10.67 Ft
4pc Bathroom 8.00 Ft x 4.92 Ft

Listing Presented By:



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<http://www.myhomequest.ca/>

RE/MAX Realty Professionals

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