



# 149 Tuscany Drive Calgary Alberta

\$650,000

Welcome to this meticulously maintained and eco-friendly detached home nestled in the heart of the desirable community of Tuscany in Calgary. Being a green property, this home comes with 8 roof mounted solar panels along with generating hardware that has provided the current homeowners with almost 3.5 megawatt hours for 2024! With its charming appeal, there is 1,350 square feet of above-grade living space, plus a fully finished basement, providing the perfect combination of style, comfort, and functionality. Featuring three spacious bedrooms and 3.5 bathrooms, this home is ideal for families or professionals. The primary bedroom includes a walk-in closet and a private ensuite, ensuring a relaxing retreat at the end of the day. The main floor boasts an inviting open-concept layout with stunning hardwood floors and a bright, airy atmosphere perfect for entertaining. The kitchen is a chef's dream with stainless steel appliances, a pantry, and ample cupboard storage. The adjacent dining and living areas create a seamless flow for everyday living. Downstairs, the fully finished basement offers a large recreation room, a full bathroom, and plenty of storage space to meet all your needs. Outdoor living is a delight with a south-facing backyard deck equipped with a natural gas BBQ hookup, ideal for hosting summer gatherings. The property's curb appeal is enhanced by a welcoming front porch and character-filled elevation, and a treed front yard, making it stand out in the neighborhood. A double detached garage with laneway access adds convenience and extra storage. The Tuscany community is renowned for its family-friendly amenities, including tennis courts, a splash park, a skateboard park, a gymnasium, and skating rinks, all managed by the active homeowner association. The location offers easy access to Stoney Trail and Crowchild Trail, ensuring smooth commutes to downtown an...

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

<http://mycalgaryhomerealty.com/>

### RE/MAX Realty Professionals

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

Phone: 403-259-4141  
darylcarlson@shaw.ca

3pc Bathroom 7.33 Ft x 6.42 Ft

Recreational, Games room 17.83 Ft x 25.67 Ft

Storage 17.67 Ft x 5.75 Ft

Furnace 7.33 Ft x 4.67 Ft

2pc Bathroom 5.67 Ft x 5.08 Ft

Dining room 10.67 Ft x 15.08 Ft

Living room 15.08 Ft x 17.92 Ft

3pc Bathroom 7.67 Ft x 5.08 Ft

3pc Bathroom 7.83 Ft x 4.92 Ft

Bedroom 9.25 Ft x 11.08 Ft

Bedroom 9.25 Ft x 11.42 Ft

Primary Bedroom 11.00 Ft x 14.25 Ft

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

Kitchen 8.58 Ft x 14.33 Ft