

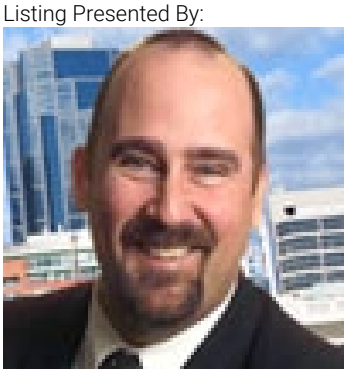
16 Tuscany Valley Grove Calgary Alberta

$975,000

Welcome to 16 Tuscany Valley Grove NW, a former Albi Homes show home offering a distinctive blend of contemporary design, exceptional functionality and established-community living. Built in 2016, this Tevera model offers approximately 2,516 sq ft above grade in a striking four-level split design, with 3 bedrooms, 3.5 bathrooms and a fully finished basement.The main living level is bright, open and thoughtfully designed for both everyday family life and entertaining. The contemporary kitchen features Dekton counters, a large central island, extensive cabinetry, built-in appliances and a generous walk-in pantry. The adjoining living area is anchored by a fireplace, while large windows, Hunter Douglas window coverings and open sightlines between levels create a sense of light, space and connection throughout the home.A dedicated office provides an ideal work-from-home environment, while the upper levels continue the home's flexible family-focused design. The bonus area incorporates dual playrooms, offering separate spaces for children. The spacious primary retreat includes a well-appointed ensuite with dual sinks, freestanding tub, tiled shower and generous vanity space.One of the home's most distinctive architectural features is the second-story front terrace, an inviting outdoor extension of the upper level and a rare feature in a conventional family home.The fully finished basement adds another level of versatility with a recreation and gym area, plus a wet bar complete with wine fridge and a microgreens urban cultivator, creating a unique space for entertaining, wellness and everyday living. NOTE: A 4th bedroom is added in some Tevera Model Albi homes in the basement. Please see AI rendered photo 35 to see where the wall can be added.Outside, the backyard is designed to be enjoyed, with a two-tiered composite deck, gas line for BBQ, fenced yard and irrigation sys...

Family room 19.00 Ft x 15.50 Ft
Storage 6.33 Ft x 6.25 Ft
Storage 4.00 Ft x 7.58 Ft
5pc Bathroom 6.33 Ft x 12.58 Ft
5pc Bathroom 10.83 Ft x 12.75 Ft
Bedroom 10.08 Ft x 11.50 Ft
3pc Bathroom 5.42 Ft x 8.92 Ft
Other 2.25 Ft x 7.17 Ft
Recreational, Games room 23.25 Ft x 14.75 Ft
Storage 9.25 Ft x 17.92 Ft
2pc Bathroom 5.75 Ft x 5.92 Ft
Den 7.58 Ft x 9.33 Ft

Listing Presented By:



Originally Listed by:
Real Broker

http://www.jessesinclair.com/

RE/MAX Realty Professionals

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

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

Bedroom 10.08 Ft x 16.17 Ft

Laundry room 10.83 Ft x 6.00 Ft

Primary Bedroom 13.83 Ft x 19.58 Ft

Other 10.83 Ft x 8.42 Ft

Dining room 10.92 Ft x 12.75 Ft

Foyer 9.25 Ft x 7.92 Ft

Other 16.25 Ft x 16.33 Ft