



## 22 Tuscany Hills Road Calgary Alberta

\$779,500

\*\*\* 22 TUSCANY HILLS ROAD NW \*\*\* WELCOME HOME to this fully finished Cedarglen-built home with a walk out basement that offers everything for the large and growing family. Situated on a large oversized corner lot in the heart of Tuscany walking distance to Twelve Mile Coulee public school and the sports fields, both right across the street the grassy boulevard with sidewalks and street lighting. This home equipped with over 3000 square feet of living space on all three levels with three bedrooms, 2.5 bathrooms, walk in closets and a skylight above the staircase, plus loads of storage and functionable space for your entire family. The main floor with Brazilian hardwood flooring, knotty pine style wood accents and cabinets throughout the kitchen, spacious den with built ins and living room. The island kitchen with all quality appliances including a newer range, plus corner pantry and adjacent dining area surrounded by rows of windows allowing south/southwest light in. The main living room perfect for after dinner retreats has built ins on both sides of the gas fireplace. The walk out basement is perfect for those multi functional days and evenings with family and friends with a 3 piece bathroom, spacious family / rec room, enormous 'cold storage' room and access to the back yard patio beneath the deck above on the main. The back yard is surrounded with various trees, including an apple tree, has a corner large storage shed, extra storage under the deck, plus a huge recreation vehicle parking pad in the fenced and private back yard. This terrific home also features an attached double vehicle insulated & drywalled garage with a workshop, front fully wrap around veranda facing west/southwest and south for those mid to evening sunny warm days, a large back balcony off the main floor with east/southeast exposure. There is no neighbors behind, only on one side of the lot. ...

Family room 15.50 Ft x 12.33 Ft

Other 24.33 Ft x 12.33 Ft

Furnace 12.58 Ft x 9.42 Ft

Storage 10.33 Ft x 8.67 Ft

Living room 16.00 Ft x 12.92 Ft

Kitchen 12.25 Ft x 11.08 Ft

Laundry room 7.50 Ft x 7.08 Ft

2pc Bathroom 6.92 Ft x 2.83 Ft

Other 7.25 Ft x 5.92 Ft

Primary Bedroom 13.17 Ft x 12.58 Ft

Bedroom 10.58 Ft x 11.42 Ft

Bedroom 10.42 Ft x 8.92 Ft

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Listing Presented By:



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Dining room 10.92 Ft x 8.42 Ft

Den 12.17 Ft x 10.67 Ft

Foyer 11.25 Ft x 5.17 Ft

4pc Bathroom 7.42 Ft x 5.92 Ft

5pc Bathroom 13.08 Ft x 6.25 Ft