



40 Tuscany Hills Close Calgary Alberta

\$764,900

This lovely family home, located on a quiet street in the highly sought-after community of Tuscany, exemplifies pride of ownership. The home features a thoughtful and functional floor plan, complete with a large, finished basement. All light switches converted to Lutron Caseta dimmer/Smart Home Control/or occupancy sensors in occasional use areas like the garage, pantry and storage room. Works with Apple iOS/Android/other. The open living room seamlessly connects to the kitchen area, which includes a breakfast bar and dining room, making it perfect for hosting gatherings. From there, step out to the spacious, landscaped backyard with a huge deck—ideal for outdoor furniture and barbecuing. The main floor also boasts an oversized 21'x20' heated double garage. Upstairs, you'll find a spacious bonus room, perfect for relaxing with family or friends, with a gas fireplace. The beautiful master suite includes a walk-in closet and a 4-piece ensuite. There are also two additional bedrooms and another 4-piece bath on this level. The finished basement, with its large windows, is flooded with natural light and offers a versatile space that can serve as a recreation area, great office space or a perfect spot for a teenager. Located in the family-oriented community of Tuscany, this home is close to Sobeys, Starbucks, restaurants, Tuscany School (French Immersion), St. Basil Elementary Jr. High, public transportation, and parks. Get ready to Love this Home! (id:6769)

4pc Bathroom 7.92 Ft x 4.92 Ft

4pc Bathroom 8.00 Ft x 9.25 Ft

Bedroom 11.08 Ft x 10.08 Ft

Bedroom 14.50 Ft x 10.92 Ft

Bonus Room 17.92 Ft x 16.75 Ft

Primary Bedroom 11.92 Ft x 15.58 Ft

Other 5.58 Ft x 7.33 Ft

Den 10.08 Ft x 11.42 Ft

Recreational, Games room 25.75 Ft x 21.33 Ft

Furnace 15.17 Ft x 19.92 Ft

2pc Bathroom 5.50 Ft x 4.75 Ft

Breakfast 9.58 Ft x 9.50 Ft

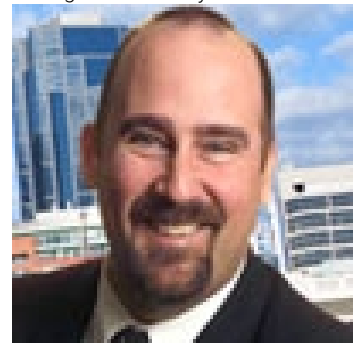
Dining room 17.25 Ft x 11.00 Ft

Kitchen 9.50 Ft x 11.92 Ft

Living room 17.50 Ft x 15.50 Ft

Laundry room 10.58 Ft x 3.50 Ft

Listing Presented By:



Originally Listed by:
Coldwell Banker Mountain Central

RE/MAX Realty Professionals

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

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