



# 47 Tuscany Estates Close Calgary Alberta

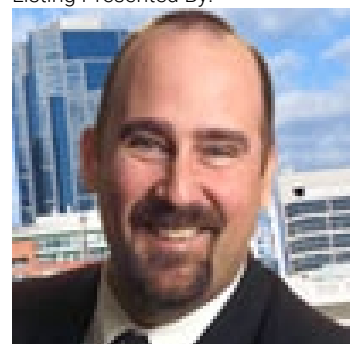
\$1,049,900

Located in the family-friendly community of Tuscany Estates, this two-storey home offers over 2,600 square feet of thoughtfully developed living space and strong curb appeal, highlighted by a welcoming front porch and double attached garage. The layout is practical and well-balanced, featuring three bedrooms, two and a half bathrooms, a main floor office, a bonus room, and an unfinished basement ready for future development. The main floor opens with a spacious entryway and rich Brazilian rosewood flooring that continues throughout the level. Large windows bring in an abundance of natural light, creating a bright and comfortable atmosphere. French doors lead to a dedicated home office, ideal for remote work or quiet study. The open-concept kitchen, living, and dining areas are designed for both everyday living and entertaining. The kitchen is finished with granite countertops, stainless steel appliances including a new gas range, a large island, and ample cabinetry and prep space. A walk-through pantry connects directly to the mudroom, adding convenience and functionality. The living room is anchored by a cozy gas fireplace, while sliding doors off the dining area provide easy access to the back deck. A two-piece powder room completes the main level. Upstairs, plush carpeting adds warmth throughout. A generous bonus room offers flexible space for a media room, play area, or secondary family room. The primary bedroom serves as a private retreat, complete with a large walk-in closet and a five-piece ensuite featuring dual vanities, a jetted tub, and a glass-enclosed shower. Two additional bedrooms are well-sized and share a four-piece bathroom. A conveniently located upper-floor laundry room rounds out the level. The basement remains unfinished, offering a blank slate for future customization to suit your needs. Outside, the backyard features a deck with privacy latt...

- 4pc Bathroom 10.00 Ft x 5.00 Ft
- 5pc Bathroom 10.50 Ft x 12.42 Ft
- Bedroom 10.08 Ft x 11.58 Ft
- Bedroom 10.08 Ft x 14.08 Ft
- Family room 20.17 Ft x 14.08 Ft
- Laundry room 5.25 Ft x 10.50 Ft

- Other 6.25 Ft x 10.75 Ft
- 2pc Bathroom 4.75 Ft x 6.50 Ft
- Dining room 12.08 Ft x 8.58 Ft
- Foyer 7.67 Ft x 14.50 Ft
- Kitchen 11.17 Ft x 13.33 Ft
- Living room 25.00 Ft x 19.08 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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

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

Primary Bedroom 13.67 Ft x 14.67 Ft

Office 11.75 Ft x 14.17 Ft