



55 Tuscany Estates Drive Calgary Alberta

\$949,000

Incredible value here in this fully finished two storey walkout in one of Northwest Calgary's most desirable communities...welcome to Tuscany! Located in Tuscany Hillside Estates, this wonderful home enjoys a total of 4 bedrooms + den, granite counters & central air, oversized 2 car garage & is walking distance to a playground & schools. Available for quick possession, you'll love the sun-drenched & open concept flow of the main floor which features 9ft ceilings & hardwood floors, spacious living room with fireplace & large windows, bright & airy dining room with access to the oversized balcony (which is wired for outdoor speakers) & cherrywood kitchen with walkthrough pantry, tile backsplash & Samsung stainless steel appliances. Total of 3 bedrooms & 2 full bathrooms on the air-conditioned 2nd floor including the owners' retreat with big walk-in closet & ensuite with double vanities, separate shower & corner soaker tub. Over the garage is an incredible bonus room with soaring vaulted ceilings...the perfect space for your media room. The walkout level - with upgraded laminate floors with cork underlay, is beautifully finished with a 4th bedroom, rec room with granite-topped wet bar & wood-burning fireplace plus bathroom with heated floors & steam shower complete with aromatherapy bundle. Main floor also has a dedicated home office & laundry/mudroom with extensive built-ins. Additional extras include built-in ceiling speakers, oversized garage with sink & aggregate driveway, rough-in for hot tub on the walkout patio (complete with junction box with independent circuit), pre-wired for satellite, separate connection for hot water on the outside tap, 2 year old hot water tank & if you prefer a gas stove, there is a gas line in the furnace room that connects to the kitchen. All 4 of Tuscany's schools are just minutes away...walking distance to Tuscany School & St. Basil...

5pc Bathroom Measurements not available
 Recreational, Games room 27.83 Ft x 18.58 Ft
 Bedroom 13.67 Ft x 12.75 Ft
 2pc Bathroom Measurements not available
 Living room 15.08 Ft x 13.58 Ft
 Dining room 15.92 Ft x 9.92 Ft

Laundry room 11.33 Ft x 8.17 Ft
 4pc Bathroom Measurements not available
 6pc Bathroom Measurements not available
 Primary Bedroom 15.67 Ft x 13.67 Ft
 Bedroom 10.08 Ft x 10.08 Ft
 Bedroom 11.33 Ft x 9.58 Ft

Listing Presented By:



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Kitchen 14.00 Ft x 9.67 Ft

Bonus Room 18.92 Ft x 16.67 Ft

Den 11.50 Ft x 9.33 Ft