



671 Tuscany Drive Calgary Alberta

\$699,000

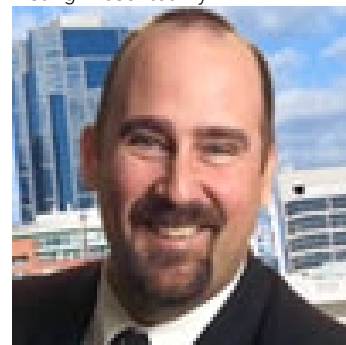
CERTIFIED PRE-OWNED HOME | ORIGINAL-OWNER BAYWEST HOME WITH MODERN UPGRADES & AN EXCEPTIONALLY WIDE LOT! Brought to you by its original owner, this thoughtfully designed home in desirable Tuscany combines timeless craftsmanship with modern efficiency and everyday convenience. Featuring over 2,300 sq. ft. of developed living space, 4 bedrooms, 3.5 bathrooms, a fully finished basement, a 2.4 kW solar system, and major mechanical upgrades, this home has been carefully maintained and updated with today's busy families and professionals in mind. Step inside to a welcoming entrance with generous double closets and an abundance of natural light from the oversized windows throughout. The spacious living room features a cozy gas fireplace, while the adjoining dining area flows into a functional kitchen with original oak cabinetry, updated flooring, and a custom walk-through pantry. Convenient main-floor laundry with built-in cabinetry, hardwood flooring, and thoughtful storage solutions make everyday living easier. Upstairs, the spacious primary retreat features a beautifully updated ensuite with a glass shower, a walk-in closet, and extensive custom storage with built-in shelving, drawers, and hanging space. Two additional generously sized bedrooms, including one with mountain views, and a full bathroom complete the upper level. The fully developed basement provides even more room to enjoy, with a spacious recreation room, a fourth bedroom, a full bathroom, additional storage, and brand-new carpeting. Major improvements include a high-efficiency two-stage furnace (2024), a tankless water heater with hot-water recirculation (2024), a roof replacement (2020), central air conditioning, and a 2.4 kW solar system with Enphase monitoring and ENMAX microgeneration. Additional conveniences include a Nest thermostat, video doorbell, keyless entry, a built-in security system, central...

4pc Bathroom 2.09 M x 2.57 M
Bedroom 3.01 M x 3.71 M
Furnace 1.87 M x 3.40 M
Recreational, Games room 4.49 M x 7.77 M
Foyer 1.84 M x 1.70 M

Kitchen 4.12 M x 3.54 M
Dining room 2.60 M x 3.51 M
4pc Bathroom 1.65 M x 2.58 M
Bedroom 3.16 M x 3.47 M
Primary Bedroom 3.89 M x 3.75 M

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Listing Presented By:



Originally Listed by:
Coldwell Banker Mountain Central

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2pc Bathroom	.47 M x 1.51 M	3pc Bathroom	2.73 M x 1.95 M
Laundry room	2.59 M x 1.81 M	Other	2.53 M x 1.68 M
Living room	4.37 M x 4.06 M	Bedroom	3.00 M x 3.74 M