



85 Tuscany Reserve Gate Calgary Alberta

\$729,900

*** OPEN HOUSE SATURDAY, JUNE 6TH FROM NOON TO 2 P.M.*** Nestled in Tusslewood amongst tranquil ravines and miles of scenic pathways sits this gorgeous home. Ideally located on a beautiful corner lot with no sidewalks that need shoveling plus a south-facing backyard oasis. Inside this striking home incredible craftsmanship is showcased by solid wood knotty pine doors and baseboards throughout. French doors open to the front den providing a private and quiet work or study space. The main floor has a beautiful open layout with great connectivity and a stunning design. The same quality custom finishes are continued into the kitchen featuring solid wood cabinetry, a pantry for extra storage and both a centre breakfast bar island and a peninsula island overlooking the grand living room. Soaring cathedral ceilings with stunning wood beams create an airy chalet-like atmosphere in the inviting living room. A dramatic floor-to-ceiling stone-encased fireplace with a striking live-edge mantle entices you to put your feet up and unwind while built-in smart speakers play your favourite music. Handy built-ins creates storage and room for your display items. Being on a corner lot allows for extra windows that stream in endless natural light. The dining room has ample space for family meals and entertaining plus conveniently leads to the SPF 50 screened-in upper deck for enjoying the outdoors without the bugs or worrying about sun exposure. At the end of the day escape to the upper level primary bedroom - a true owner's sanctuary with French doors, a spacious design, a walk-in closet and a private ensuite with a deep soaker tub and a separate shower. Both additional bedrooms are generously sized with easy access to the 4-piece main bathroom. The backyard is an outdoor lover's dream with loads of grassy play space for kids and pets, an expansive lower deck for soaking up the south ...

Foyer 11.50 Ft x 7.83 Ft
 Den 11.92 Ft x 9.92 Ft
 Kitchen 15.42 Ft x 12.50 Ft
 Pantry 3.67 Ft x 3.58 Ft
 Living room 15.00 Ft x 14.92 Ft
 Dining room 11.50 Ft x 9.17 Ft

2pc Bathroom Measurements not available
 Primary Bedroom 14.67 Ft x 12.58 Ft
 Other 9.17 Ft x 4.58 Ft
 Bedroom 11.75 Ft x 9.42 Ft
 Bedroom 10.67 Ft x 9.67 Ft
 4pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Laundry room 7.58 Ft x 6.17 Ft

4pc Bathroom Measurements not available