

## 67 Tuscany Hills Point NW Calgary, Alberta

MLS # A2191320



# \$965,000

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Tuscany  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 2,403 sq.ft.   | <b>Age:</b>   | 1997 (28 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.25 Acre  |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Environmental Reserve, Pie Shaped Lot, See |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks |                   |      |
| <b>Inclusions:</b> | Storage Shed and Play Structure   |                   |      |

Discover this exceptional family home nestled on a quiet cul-de-sac and on one of the largest pie-shaped lots in all of Tuscany. Boasting 4 spacious bedrooms, 3.5 bathrooms, and a walk-out basement, this home offers the perfect blend of elegance and functionality. The main floor features rich hardwood floors and a bright open floor plan with windows that span the entire back of the home. The custom kitchen offers quartz countertops, a centre island, and a walk-through pantry. The sunny dining area showcases backyard views with wrap-around cabinets for loads of storage, plus direct access to the deck. In the great room, a corner gas fireplace is the cozy focal point, and the open layout allows your gatherings to flow comfortably throughout the main level. Upstairs, the massive primary bedroom offers a walk-in closet and a spa-like ensuite. Two additional large bedrooms, both with walk-in closets, a 4pc bath, and a bonus room complete the upper level. The fully developed basement with in floor heating, includes a large bedroom, full bath, custom wet bar, and ample storage, making it ideal for entertaining. The enormous, pie-shaped lot is fully fenced and provides direct access to pathways which back onto the scenic 12 Mile Coulee ravine system. Enjoy the convenience of being within walking distance to schools, shopping, and dining. The Tuscany Club offers a range of amenities, including an ice rink, splash park, and racquet courts. With quick access to Stoney Trail and Crowchild Trail, commuting and weekend mountain getaways are a breeze. This home is perfect for families seeking a vibrant yet serene lifestyle in one of Calgary's most desirable communities and is TRULY A MUST SEE!!