

**66 Tuscany Hills Point NW**  
**Calgary, Alberta**

**MLS # A2198916**



**\$825,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,046 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>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Greenbelt		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Stone, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** none

Open House Sat. April 19 1 to 3 Exceptional Location and Superb Amenities. Nestled in the heart of a serene and quiet cul-de-sac, 66 Tuscany Hills Point offers an exceptional living experience, perfectly suited for families.. This prime supersized lot boasts the convenience of being within walking distance to school and the Community centered Tuscany Club, ensuring that both education and recreation are just a stone's throw away. Additionally, the home is situated on a lovely greenspace just a lot and a half away from the beautiful ravine, providing picturesque views and a natural retreat right at your doorstep. As you enter the home the generous entryway, boasts high ceilings, creating an immediate sense of space. The ample living and dining room provide the perfect setting for both intimate family moments and larger social gatherings. As you move deeper into the heart of the home you are welcomed into a bright and open kitchen with an island, intended as a central place for family activities. The informal dining area has patio doors that offer a view of the surrounding park area, enhancing the sense of connectedness to the outdoors. while the spacious family room provides a comfortable space for relaxation. Comfort and Convenience is key as each upstairs generously sized bedroom is thoughtfully designed with walk-in closets, offering ample storage and convenience. The large ensuite adds to the comfort of the Primary Bedroom. The fully developed basement adds an extra layer of functionality and space, making it ideal for a variety of uses, from a couple of home offices, and a man cave to a play area or entertainment rooms.