



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

102 Tuscany Glen Way NW
Calgary, Alberta

MLS # A2215160



\$949,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,300 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Landscaped, Many Trees		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl, Wood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Stucco

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Features: Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Quartz Counters, Skylight(s), Walk-In Closet(s)

Inclusions: Theatre Seating, Screen, Sony Projector, Theatre Cabinet, Tire Racks, T.V. Bracket, Nest Smoke/CO Detector, Floating Shelves, Nest Thermostat, Office Cabinets, Living Room Wall Unit, Basement Wall Heater, Vanity Mirrors,

Welcome to 102 Tuscany Glen Way NW, a beautifully updated estate home located in the prestigious Estates of Tuscany—just steps from schools, shopping, and scenic ravine pathways. Offering 5 bedrooms and 3.5 bathrooms, this thoughtfully designed home blends elegance, functionality, and space for the whole family. The main floor features beautiful hardwood and tile flooring throughout and a welcoming layout that includes a bright front living room and an adjacent formal dining room—ideal for entertaining or hosting family gatherings. The open-concept kitchen boasts maple cabinetry, granite countertops, and upgraded stainless steel appliances from Samsung and Bosch. A large upper-level skylight fills the home with natural light, while the sunny great room with a cozy gas fireplace offers a perfect space to relax and unwind. Upstairs includes four spacious bedrooms, a full 4-piece bathroom, and a convenient upper-level laundry room with a folding counter and built-in storage. The primary bedroom features a luxurious, spa-like renovated ensuite with dual vanities, storage towers, quartz countertops, and a massive oversized shower with a rain shower head. The fully finished basement adds even more living space, with a fifth bedroom, full 4 piece bathroom, a media room, gym area, and built-in shelving for abundant storage. Step outside to enjoy the maturely landscaped, south-facing backyard—perfect for summer barbecues and outdoor living. The oversized attached double garage accommodates two vehicles and provides extra space for storage or a workshop, while the expansive driveway allows parking for at least four more vehicles. With central air conditioning, a new roof (2019), and numerous thoughtful upgrades, this is a rare opportunity to own an exceptional home in one of Calgary’s most sought-after

communities.