



GRASSROOTS
REALTY GROUP

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51 Tuscany Reserve Court NW
Calgary, Alberta

MLS # A2218931



\$800,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,850 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Features: Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

Inclusions: Pergola

4 BEDROOM | 3 1/2 BATHROOM | 2-STOREY | 2,698 SQFT OF LIVING SPACE |NEWLY RENOVATED |DOUBLE ATTACHED GARAGE | CORNER LOT IN CUL-DE-SAC |Welcome to this beautifully renovated 2-storey home in the highly sought-after family community of Tuscany, offering 2,698 sqft of living space with 4 bedrooms and 3.5 bathrooms. Situated on a generous corner lot in a quiet cul-de-sac, this home features a modern, updated design throughout. The abundance of windows flood the home with natural light and the feature light fixtures throughout illuminate the space beautifully in the evening. Inside, the expansive open layout main floor features newly renovated elements, including vinyl plank flooring, a gourmet kitchen with high-end appliances including an oversized french door refrigerator, quartz countertops, island with breakfast bar and custom cabinetry. Enjoy the convenience of the large pantry with shelving just off the kitchen allowing for ease when bringing in groceries from the car. The kitchen is open to a spacious dining nook opening onto a large composite deck with pergola and gas hookup for entertaining friends and family. The attached living room with a cozy corner gas fireplace with updated tile surround completes the space and provides the perfect space to relax. A front den, ideal for a home office, and a powder room and laundry room with builtin cabinetry complete the main level. Upstairs, the primary suite offers mountain views, a spacious ensuite with a corner soaker tub and a generous walk-in closet with custom organizers. Two additional spacious bedrooms with large windows and closets and a 4-piece bathroom complete this level. The fully developed basement features a large recreation room with electric fireplace, a spacious fourth bedroom, and a 4-piece bathroom. Outside, enjoy the

fully fenced large private backyard with a blank canvas to create your own oasis. This home also features a new roof and double attached garage. Enjoy the amenities of Tuscany including walking paths, schools, shopping, Tuscany Club, baseball diamonds and more. With convenient access to the mountains, this home is perfectly located to enjoy city living while being able to get away to the mountains with ease. Book your private showing today and make this exceptional property your new home! Photos are virtually staged and are not an accurate depiction of current property.