



GRASSROOTS
REALTY GROUP

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55 Tuscany Estates Drive NW
Calgary, Alberta

MLS # A2250425



\$1,060,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,436 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Alarm system hardware, wall-mounted TV/bracket in master bedroom, TV bracket in walkout bedroom, cabinets in primary bedroom & ensuite, garage shelving

****OPEN HOUSE: Sat Oct 25, 1pm to 4pm**** This is your chance to make your home in one of Northwest Calgary's most desirable communities; welcome to Tuscany! Located here in Tuscany Hillside Estates, this wonderful two storey walkout enjoys a total of 4 bedrooms + den, granite counters & central air, oversized 2 car garage & is walking distance to a playground & schools. Available for quick possession, you'll love the sun-drenched & open concept flow of the main floor of this fully finished home, which features 9ft ceilings & hardwood floors, spacious living room with fireplace & large windows, bright & airy dining room with access to the oversized balcony (& wired for outdoor speakers) & cherrywood kitchen with walkthrough pantry, tile backsplash & Samsung stainless steel appliances. Total of 3 bedrooms & 2 full bathrooms on the air-conditioned 2nd floor including the owners' retreat with big walk-in closet & ensuite with double vanities, separate shower & corner soaker tub. Over the garage is an incredible bonus room with soaring vaulted ceilings; the perfect space for your media room. The walkout level - with upgraded laminate floors with cork underlay, is beautifully finished with a 4th bedroom, rec room with granite-topped wet bar & wood-burning fireplace plus bathroom with heated floors & steam shower with aromatherapy bundle. Main floor also has a dedicated home office & laundry/mudroom with extensive built-ins. Additional extras include built-in ceiling speakers, oversized garage with sink & aggregate driveway, rough-in for hot tub on the walkout patio (complete with junction box with independent circuit), pre-wired for satellite, separate connection for hot water on the outside tap, 2 year old hot water tank & if you prefer a gas stove, there is a gas line that connects to the kitchen. All 4 of Tuscany's

schools are just minutes away…walking distance to Tuscany School & St. Basil Elementary/Junior High, & short drive to Eric Harvie School & Twelve Mile Coulee School. Prime location close to Tuscany Club & Market, neighbourhood greenspaces & the Tuscany LRT, & quick access to Stoney/Crowchild Trails to take you to Crowfoot Centre, University of Calgary & hospitals, major retail centers & downtown.