



GRASSROOTS
REALTY GROUP

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46 Tuscany Glen Way NW
Calgary, Alberta

MLS # A2251358



\$849,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,008 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Stucco

Foundation: Poured Concrete

Features: Breakfast Bar, Central Vacuum, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)

Inclusions: None

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Welcome to 46 Tuscany Glen Way NW - a beautifully maintained two-storey home nestled in the heart of Tuscany, perfectly situated between two elementary schools. This charming 4 bedroom, 3.5 bathroom residence offers a warm, inviting atmosphere with soft tones and a bright, open-concept layout. Gleaming hardwood floors lead you from the front entrance past a versatile flex room and into the heart of the home. The naturally lit kitchen is a true highlight, featuring stainless steel appliances, a central island, walk-through pantry, and a cozy dining nook surrounded by windows with direct access to the back deck – perfect for morning coffee or evening entertaining. The adjacent family room offers a welcoming space to relax, anchored by a stone-faced gas fireplace that adds warmth and character. Upstairs, the spacious primary suite features a walk-in closet and a bright and spacious 5-piece ensuite with dual vanities, an oversized shower, and a soaker tub. Two additional bright bedrooms share a generous main bath – ideal for growing families. The fully finished basement adds valuable living space, complete with a large recreation room, an additional bedroom, a full bathroom, and ample storage – perfect for guests, a home office, or family movie nights. This well-cared-for home offers a perfect blend of comfort, functionality, and style – all in a fantastic location close to schools, parks, and the many amenities of the sought-after Tuscany community. Don't miss the opportunity to own this beautiful home. Schedule your showing today and make it yours!