



GRASSROOTS
REALTY GROUP

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

92 Tuscany Way NW
Calgary, Alberta

MLS # A2256516



\$649,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,448 sq.ft.	Age:	1996 (29 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, Quartz Counters, Separate Entrance		

Inclusions: Curtain rods & drapes

This inviting home blends modern updates with everyday functionality, offering a thoughtfully designed layout and a welcoming atmosphere throughout. Perfectly positioned with back lane access and a spacious yard, it's a property that provides both comfort indoors and plenty of room to enjoy life outdoors. Stepping inside, the living room sets a warm tone with its corner fireplace featuring a striking stone surround—a perfect centrepiece for both quiet evenings and gatherings. Just steps away, the kitchen is a chef's delight with a central island complete with eating bar seating, sleek stainless steel appliances, a gas range stove, and quartz countertops that balance beauty and durability. Direct access to the backyard from the kitchen makes barbecues, summer dinners, and entertaining a seamless experience. The dining room is thoughtfully placed at the front of the home, overlooking the porch, creating a charming spot for morning coffee or casual family meals while still feeling connected to the heart of the home. A 2pc powder room and main floor laundry complete this level! Upstairs, the primary suite is a private retreat, designed with comfort in mind. It features a spacious 4-piece ensuite with dual vanity, a stand-alone shower, and modern finishes that make it both practical and luxurious. A secondary bedroom, 4pc bathroom and loft space complete this functional upper level. The basement offers endless possibilities. Unfinished and ready for your vision, it's an opportunity to create additional living space, a home gym, or recreation room perfectly tailored to your needs. With no poly-b plumbing and a new water softener, you can move forward with confidence in the home's systems. Outside, the backyard is equally inviting. A spacious back deck offers plenty of room for entertaining, lounging, or enjoying a meal under the open

sky. The yard provides space to play, garden, or simply relax, while the added benefit of back lane access enhances functionality and privacy. With its combination of modern finishes, cozy features, and future potential, this home showcases pride of ownership throughout!