



GRASSROOTS
REALTY GROUP

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172 Tuscany Meadows Heath NW
Calgary, Alberta

MLS # A2257540



\$739,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,818 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Concrete Driveway, Double Garage Attached, See Remarks		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Private, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Double Vanity, Open Floorplan, See Remarks, Storage, Wired for Sound		

Inclusions: Range Hood, Garage Control(s), Garage Door Opener, TV & TV Mount (Main Floor), Greenhouse, Security System and Components, Built-In Speakers

This Tuscany home has been the backdrop for countless cherished moments for our sellers, birthday celebrations, quiet Sunday mornings, and the everyday joys that have made it feel like home since 2003. Here, friendships have flourished over back fences, and children still play road hockey late into the evening. This particular pocket of Tuscany radiates community charm, with many neighbors calling this street home since our clients first moved in. Inside, the main floor is designed for both comfort and function. Each space flows naturally while maintaining its own purpose. The living room, anchored by a gas fireplace, is ideal for cozy family time or entertaining guests. In the kitchen, a central island, corner pantry, and generous counter space make meal prep a breeze, while the kids wrap up their homework in the well-lit breakfast nook nearby. Step out from the nook onto the west-facing deck, a favorite gathering spot for sunsets. The tiered deck expands your outdoor living space, overlooking a fully fenced backyard with a greenhouse and plenty of room to play. A two-piece powder room and laundry area with direct garage access complete the main floor. Upstairs, a versatile bonus room creates the perfect setting for family game nights. Down the hall are two secondary bedrooms and a 4-piece bathroom, while the primary suite offers a private retreat with mountain views, a walk-in closet, and an ensuite featuring a soaker tub, separate shower, and private water closet. The fully finished walk-out basement adds even more flexibility, with space for a media room, games area, or home gym, plus direct backyard access. A half-bath provides future potential, while the large utility room offers abundant storage. Over the years, this home has been thoughtfully maintained, with all major systems diligently cared for. Recent updates, including a newer roof, hot water tank, flooring,

and appliance upgrades, that offer peace of mind for the next owners, allowing them to simply move in and begin making the space their own. Other thoughtful design elements include rough ins for security, and a surround sound system throughout. After many happy years, and a few bittersweet goodbyes with the neighbors, our clients are ready to pass this home along to its next family and chapter.