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## 703 Tuscany Drive NW Calgary, Alberta

MLS # A2257755



\$689,000

Division: Tuscany Residential/House Type: Style: Bi-Level Size: 1,229 sq.ft. Age: 2005 (20 yrs old) **Beds:** Baths: 2 full / 1 half Garage: Double Garage Attached, Driveway, Front Drive, Garage Faces Front Lot Size: 0.09 Acre Lot Feat: Back Yard, Lawn, Treed

Heating:	Forced Air	Water:			
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-		
Roof:	Asphalt Shingle	Condo Fee:	-		
Basement:	Finished, Full	LLD:	-		
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG		
Foundation:	Poured Concrete	Utilities:	-		

Features: Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Welcome to this beautifully designed and meticulously maintained bi-level home, perfectly located in the highly sought-after community of Tuscany. Offering 4 bedrooms and 2.5 bathrooms, this spacious property blends functionality, comfort, and style. Making it an ideal choice whether you're looking to downsize or raise your family in a peaceful, convenient neighbourhood. From the moment you step inside, you'll be greeted by an inviting, open-concept layout filled with natural light from large windows and a skylight overhead. The main living area features soaring vaulted ceilings, creating a bright and airy atmosphere that's equally suited for relaxing evenings or entertaining guests. The kitchen is a cook's dream, complete with stainless steel appliances, ample cabinetry, and a generous island with seating. Perfect for casual meals or conversations while cooking. Just off the kitchen, the dining area opens to a private deck, offering the perfect spot for summer barbecues or quiet evenings outdoors. The primary suite serves as a peaceful retreat, featuring a spacious bedroom, walk-in closet, and a luxurious 4-piece ensuite. A versatile second bedroom (or home office), a convenient 2-piece bath, and a laundry room complete the main floor. The fully finished lower level expands your living space with a large rec room, two additional bedrooms, and another full bathroom. Whether you envision a home theatre, fitness area, or playroom, this level adapts easily to your lifestyle. Living in Tuscany also means becoming a member of the Tuscany Club, a private community hub offering year-round activities and amenities. From tennis courts and a splash park in the summer to skating, programs, and events in the winter, the Club creates a true sense of connection and community for residents of all ages. With its desirable location,

nake it yours.	Contact us too	lay to arrange you	ır private showing	g and experience	all this exception	al property has to	t miss your chance to offer.