



GRASSROOTS
REALTY GROUP

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703 Tuscany Drive NW
Calgary, Alberta

MLS # A2257755



\$745,000

Division:	Tuscany		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,229 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	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,

thoughtful design, and access to outstanding community amenities, this home is a rare find in Tuscany. Don’t miss your chance to make it yours. Contact us today to arrange your private showing and experience all this exceptional property has to offer.