



GRASSROOTS
REALTY GROUP

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**10308 Tuscany Hills Way NW
Calgary, Alberta**

MLS # A2276210



\$1,150,000

Division:	Tuscany		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,633 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Secluded, See Remarks, Views		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, French Door, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Skylight(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Wet Bar		

Inclusions: Microwave and Fridge in basement bar, organizer in primary walk in closet, hanging racks in ensuite bathroom. Shelf in living room. Shelves in den. The mirrored wardrobe in primary bedroom and basement are negotiable.

Nestled in the highly sought-after community of Tuscany in Northwest Calgary, this exceptional walkout bungalow presents a rare and unique opportunity to own a home siding/backing directly onto a serene green space and ravine. Meticulously maintained by the original owners, this home exudes pride of ownership from the moment you arrive. Step inside to be greeted by soaring 10' ceilings on the main floor, timeless solid red oak hardwood flooring, and an abundance of natural light flooding through large windows and a skylight. A front den with elegant French doors provides the perfect home office or flex space and the formal dining room features a huge southwest-facing window. The heart of the home is the beautifully updated kitchen by Legacy Kitchens, boasting granite countertops, soft-close dovetail maple drawers, and premium Jenn-Air stainless steel appliances—including an induction stove and convection microwave hood fan. The adjacent breakfast nook overlooks the ravine and pathway system, where wildlife sightings are common. Flow seamlessly into the spacious living room, centered around a stunning three-sided fireplace. Step out to the maintenance-free composite deck with glass railings, complete with a BBQ gas line for effortless outdoor entertaining. The primary bedroom retreat offers updated tile flooring, a luxurious jetted tub, separate shower, and a generous walk-in closet with built-in organizers. The 1/2 bath and convenient laundry/mudroom featuring a sink has direct access to the double attached garage and completes the main floor. The fully finished walkout lower level is where you'll find a bright family/media room, a built-in bar with microwave, two additional bedrooms, and a full bathroom—perfect for guests or extended family. There is plenty of storage in the utility/mechanical room. Outside the established

yard enhances the peaceful setting, while the side-onto ravine location invites abundant wildlife—spot deer, moose, and more—right from your windows and outdoor spaces. Modern comforts/updates include central air conditioning, powered blinds, an on-demand tankless water heater, water softener, HRV system and majority of windows on the main floor have been updated with Lux Vinyl windows. In the heart of Tuscany—with its extensive pathway network connecting to the 170-acre ravine system, excellent schools, LRT access, and the exclusive Tuscany Club—this home combines luxury, nature, and convenience in one extraordinary package. Properties like this are exceedingly hard to find, offering unparalleled privacy, tranquility, and a front-row seat to nature's beauty. Don't miss this truly rare gem. Click on media for the video and book your private showing today!