



**202 Tuscany Vista Point NW
Calgary, Alberta**

MLS # A2290860

\$759,000



Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,651 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, No Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Beautifully updated and perfectly positioned to capture south-facing sunshine, this inviting family home in Tuscany blends modern upgrades with thoughtful design and comfortable living spaces. Step inside to discover a bright main floor where new luxury vinyl plank flooring flows throughout the primary living areas. The welcoming living room is anchored by a cozy corner fireplace and large south-facing windows that fill the space with natural light. The fully renovated kitchen is the heart of the home, featuring soft grey cabinetry accented with sleek polished chrome hardware, elegant quartz countertops, and a spacious island ideal for gathering. Glass-front upper cabinets add a refined design touch, while a large corner pantry provides generous storage. A full suite of stainless steel appliances completes the space. The adjacent dining area opens through double sliding patio doors open to an oversized composite deck, creating seamless indoor–outdoor living and a sunny backyard perfect for entertaining. A practical mudroom with main floor laundry connects directly to the double attached garage, while a tucked-away two-piece powder room adds convenience for guests. Upstairs, new plush carpeting leads to a spacious bonus room with two large windows—ideal as a family media space or children’s play area. The primary suite offers a relaxing retreat with a beautifully updated ensuite featuring a soaker tub, glass & tile shower, and quartz vanity. A large walk-in closet is accessed from the ensuite. Two additional bedrooms and a renovated four-piece bathroom complete the upper level. The fully developed lower level adds flexibility with a large recreation room, an additional bedroom or home office, and a three-piece bathroom. Located near the Tuscany Club, scenic pathways, excellent schools, and transit at Tuscany

LRT Station, the home also offers quick access to the Calgary Farmers' Market West, WinSport Canada Olympic Park, and Stoney Trail. Extras: New Roof 2021 | A/C 2023 | New Fridge 2026 | New Hot Water Tank 2024 | New LVP 2024 | New Carpet Upper Floor 2025 | New Kitchen 2024 } New Bathrooms 2024 | New Microwave 2024 Bright, beautifully renovated, and move-in ready—this is modern Tuscany living at its best.