



**221 Tuscany Meadows Heights NW
Calgary, Alberta**

MLS # A2297502



\$719,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,734 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Level, Rectang		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry		

Inclusions: N/A

Welcome to 221 Tuscany Meadows, a wonderful family home in the heart of Tuscany!!!! Walking paths, parks, public transportation, schools and Tuscany Club just steps from your front door. The main entrance greets you with a desirable open concept, hardwood floors throughout, cozy corner gas fireplace, and an abundance of windows soaking in all the natural light. A spacious kitchen with walk in pantry, main floor laundry, half bathroom, and beautiful dining area top off the main floor. The Upper level has a generous bonus room with oversized windows to enjoy the mountain view. The primary bedroom includes a walk in closet, four piece en suite and stand alone shower. There is two secondary bedrooms along with a four piece bathroom for added convenience. The recently developed Lower level is absolutely stunning. The elegant design and layout create a perfect basement retreat for you and your family. With a large rec/media room, oversized bedroom, and a 3 piece bathroom that you will not want to miss. But there is more, enjoy those beautiful summer nights in your professionally landscaped back yard. The large deck and brick work make for a gorgeous retreat for you to enjoy!