



**90 Tuscany Glen Place NW
Calgary, Alberta**

MLS # A2299483



\$925,000

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|------------------|------------------------|---------------|-------------------|
| Division: | Tuscany | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,156 sq.ft. | Age: | 2006 (20 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard | | |

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

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: NA

Located in the desirable pocket of Tuscany Estates, this move-in-ready home offers an open floor plan with upgrades throughout. Situated on a quiet street, the property provides convenient access to walking paths, schools, and Lynx Ridge Golf Course. The bright, open-concept main floor features large west-facing windows, 9-foot ceilings, air conditioning, new roof 2024 and three skylights. Notable upgrades include newer paint, quartz countertops, updated maple cabinets, hardwood floors, and modern light fixtures. The kitchen opens to a formal dining room and a generous living room centered around a double-sided fireplace. This level also includes a large office/den, a mudroom, a two-piece bathroom, and access to the attached two-car garage. The upper level has hardwood floors and features a large, east-facing bonus room with vaulted ceilings and custom-paneled wainscoting. The primary retreat offers west-facing windows, a walk-in closet, and a five-piece ensuite with a soaker tub and dual vanities. Two additional bedrooms and a four-piece bathroom complete this floor. The recently finished lower level provides a large recreation space, potential for a fourth bedroom, and two substantial storage rooms. Outside, the mature, west-facing backyard includes a secluded deck and a brick patio, perfect for outdoor dining or a firepit, all overlooking a spacious landscaped yard.