



**9 Tuscany Glen Way NW
Calgary, Alberta**

MLS # A2302921



\$995,000

Division:	Tuscany		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,808 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, Lawn, Level, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Skylight(s), Vaulted Ceiling(s)		
Inclusions:	N/A		

Nestled in the highly sought-after community of Tuscany in Northwest Calgary, this Albi-built executive bungalow presents a rare and unique opportunity to own on a quiet street, steps from the many pathways / parks! Meticulously maintained by the original owners, this home exudes pride of ownership from the moment you arrive. Step inside to be greeted by soaring vaulted ceilings and an oversized skylight on the main floor, plus an abundance of natural light flooding through large windows. The formal dining room features an elegant space, perfect for entertaining. The heart of the home is the "high-end" kitchen, with raised panel antiqued cabinetry, a granite curved table - attached to the island, plus granite countertops and soft-close dovetail maple drawers. A stylish and functional desk area with granite counter/drawers/cabinets provides the perfect office space adjacent to the kitchen. The breakfast nook also features built-in cabinetry and a serving counter, overlooking the sunny / bright south-facing yard. Flow seamlessly into the spacious living room, centred on the stunning two-sided feature fireplace. The master suite is the perfect retreat, offering a bright sitting area with fireplace, plus access to the sunny covered deck. The spa-like ensuite is decadent with "heated floors", a private make-up station, dual sinks on a large vanity, a deep soaker tub, stand-up shower and a massive walk-in closet. The 1/2 bath and convenient laundry room have direct access to the oversized and heated attached garage and complete the main floor. (**Garage will fit a large sized truck - custom built for the ultimate "man cave"). The fully finished lower level offers a bright family/media room, with a cozy fireplace, plus two additional bedrooms, and a full bathroom—perfect for guests or extended family. A den area, plus an office complete this finished level. There is plenty of storage

in the utility/mechanical room. Outside, the covered large deck and established yard enhance the peaceful setting. Located in the heart of Tuscany—its extensive pathway network connecting to the 170-acre ravine system, excellent schools, LRT access, and the exclusive Tuscany Club—this home combines luxury, elegance and convenience in one extraordinary package. Properties like this are exceedingly rare, offering executive-style "bungalow" living in this wonderful family community! Click on media for the 3D video and book your private showing today!