



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

MLS # A2304676



\$850,000

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

Presenting a RARE OPPORTUNITY to own within this sought-after corner of Tuscany Estates at an EXCEPTIONAL PRICE POINT! Nestled within a private and exclusive enclave, this magnificent residence offers a rare combination of sophisticated design and thoughtful functionality. Situated on a quiet, premier street with convenient access to scenic walking paths, local schools, and the Lynx Ridge Golf Course, the home welcomes you with a sense of arrival and quiet luxury. The bright, open-concept main floor is defined by soaring nine-foot ceilings and three architectural skylights that invite an abundance of natural light to dance across the hardwood floors. At the heart of the home, an updated gourmet kitchen featuring sleek quartz countertops, updated maple cabinetry, and new light fixtures flows seamlessly into the dining room and a generous living area. This expansive great room is anchored by a dramatic double-sided fireplace, creating a warm and inviting atmosphere for gatherings of any size. The main level is further enhanced by a large, private office—ideal for the remote professional—as well as a functional mudroom and a stylish two-piece powder room. As you ascend to the upper level, you are met with a sprawling, east-facing bonus room characterized by vaulted ceilings and custom-paneled wainscoting, offering a versatile space for family relaxation. The primary retreat serves as a true sanctuary, boasting large west-facing windows that capture the evening sun, a spacious walk-in closet, and a spa-inspired five-piece ensuite complete with dual vanities and a deep soaker tub. Two additional well-appointed bedrooms and a full four-piece bathroom complete this floor, ensuring ample space for family or guests. The recently finished lower level expands the living space significantly, providing a massive recreation room, two

substantial storage areas, and the flexibility to easily add a fourth bedroom. Every detail of this home has been meticulously maintained and upgraded for modern peace of mind, including a brand-new roof (2024). The experience continues outdoors in the mature, west-facing backyard—a professionally landscaped oasis featuring a secluded deck and a brick patio perfect for evening firepits or alfresco dining. This is an exceptional opportunity to own a move-in-ready home that harmonizes luxury with the vibrant, outdoor-centric lifestyle of Tuscany. Experience the quality firsthand and schedule your private viewing today. Click the 3D open house tour for a better look!