



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

MLS # A2134831



\$1,200,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,509 sq.ft.	Age:	2005 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Lawn, Landscaped, R		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s)

Inclusions: Refrigerator (downstairs), Bar fridge, Microwave (downstairs), Garage Heater, Bar stools in basement, Hot Tub

Welcome to this fantastic 5 bed, 3.5 bath abode, boasting comfort and style where every detail has been carefully considered to provide the ultimate living experience. Upon entering, you'll be delighted by the welcoming and thoughtfully designed layout. The heart of the home, the kitchen, is a chef's dream. It features a central island with breakfast bar seating, ideal for casual meals or socializing while cooking. High-end stainless steel appliances, including a gas range stove, make meal preparation a joy. The walk-through pantry ensures you have plenty of storage space and easy access to kitchen essentials, streamlining your culinary adventures. Adjacent to the kitchen, the eating nook is a bright and airy space with large windows that flood the area with natural light. It opens onto a sprawling back deck, which is partially covered and includes stairs leading to the backyard. This seamless indoor-outdoor connection makes it easy to enjoy meals while taking in the beautiful surroundings. The living room is a cozy yet spacious retreat, featuring a fireplace that adds warmth and ambiance. Large windows allow for an abundance of natural light, creating a bright and welcoming atmosphere. The open layout connects the living room to the kitchen and dining area, making it perfect for entertaining and family gatherings. A great sized office space and 2pc powder room complete this main level. Ascending to the upper level, the primary bedroom is a luxurious escape. Spacious and filled with light from the south-facing windows, it offers a serene retreat at the end of the day. The 5-piece ensuite bathroom is a spa-like haven, complete with a dual vanity, soaking tub, and standalone shower. The great-sized walk-in closet, equipped with built-ins, provides ample storage and organization. Conveniently located on the upper level, the laundry room featuring a sink and shelving for added

convenience and organization. Two additional bedrooms and a 4pc bathroom complete this upper level! The basement is an entertainer's dream. It boasts an incredible bar space with a drink fridge, dishwasher, and microwave, as well as built-in shelving and raised breakfast bar seating. This open area flows into the family room, which has direct access to the impressive patio space and backyard. Fully fenced and featuring mature trees, it backs onto a serene walking path and green space, offering both privacy and a connection to nature. The fire pit area is perfect for cozy evenings under the stars, while the expansive patio provides ample space for outdoor entertaining. Additionally, the basement includes two bedrooms and a 4-piece bathroom, making it a perfect space for guests or extended family. Additional updates include a brand-new hot water tank and a new roof. This home seamlessly combines elegance, comfort, and functionality. Where every detail has been designed with your needs in mind. Pride of ownership is seen throughout!