



**888 Tuscany Drive NW  
Calgary, Alberta**

**MLS # A2144236**



**\$849,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,143 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Cleared, Close to Clubhouse, Few Trees, Low Maintenance Landscape, Land		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Electric Stove, Microwave Hoodfan, Dishwasher, Refrigerator, Washer/Dryer, Vanity Mirrors, Slat Walls (2), All Lighting & Ceiling Fans as shown in Listing Photos, Blinds & Curtain Rods, Garden Privacy Screen, Humidifier, Garage Door Opener (2), Mailbox Key(s)

Located in Tuscany's Hillside Estates, you'll find 888 Tuscany Drive NW. If you're into numerology, the triple 8 number is associated w/ ABUNDANCE, SUCCESS & FINANCIAL PROSPERITY and the repetition of the #8 amplifies this energy. Built in 2003 by the reputable Albi Homes, this home will make your heart skip a beat. As you step inside, you're greeted w/ 18ft ceilings w/ a modern light & a focal staircase. Straight ahead, you'll reach an open-concept space big enough for everyone to enjoy. Your renovated kitchen has cabinets that go all the way to the ceiling, stunning hardware, new backsplash, a gorgeous stone countertop, stainless steel appliances, a corner pantry & a big central island. This main floor was further upgraded in 2023, getting rid of carpet in the living room & replacing it w/ hardwood, all throughout your main floor. You have a beautiful living room centred around your tiled Gas fireplace. A BIG dining space w/wrap-around S-facing windows that fill your main floor w/ natural light & access onto your top deck w/ stairs leading to your lower patio. Completing this main floor you have a powder room & a big mudroom leading to your double attached garage. Upstairs, you'll find a rare feature that is super convenient: you have 4 bedrooms PLUS a bonus room w/ all new carpet & paint. The bonus room has newly installed pot lights & vaulted ceilings. 2 of the bedrooms have slat feature walls & bedroom 4 has a custom-built closet. Down the hall you'll find the kids bathroom, linen closet, & enter into your master retreat, w/ more updates added this year. Like a custom built-in closet, your room fits a king bed w/ nightstands on both sides. You have blinds in every room & your window ft. a scenic view of established trees, C.O.P & a glimpse of the mountains. A private walk-in closet & a renovated ensuite w/

an expanded shower, soaker tub, & double vanity complete this room. With over 3,000 sqft of developed living space, your walkout basement offers a 5th bedroom w/ a built-in closet, a 3rd bathroom, a big rec area & extra storage. You have no carpet down here, w/ luxury vinyl plank installed in 2023 + another fireplace. The big windows let in tons of natural light, letting this space feel just as great as the first 2 floors & sliding doors lead to your patio, which would be the perfect spot for a hot tub. With simple landscaping, the backyard is ready for you to enjoy. Over \$100K has been spent in renovations over the last 2 years, in renovations that you'll VALUE, so if you've been searching for a home in a fantastic family-friendly location, that comfortably houses your larger or multi-generational family, this is the home for you! You have the Tuscany Club w/ a Party Room, Splash & Skate Park, Playgrounds, Sporting Courts & much more! The Tuscany Plaza for everyday conveniences incl. a Starbucks & Sobey's; 4 TOP-RATED Schools (all levels), a Community Garden, Firehall, 12-mile Coulee for scenic bike rides/runs PLUS the Tuscany C-train station w/ park & ride.