



**2307, 10221 Tuscany Boulevard NW  
Calgary, Alberta**

**MLS # A2147352**



**\$599,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,506 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 813
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)

**Inclusions:** Murphy Bed & matching bench, Shelving in Laundry room, Shelving in walk in closets in main floor and main Bedroom, mounted Sony TV in loft.

Experience million-dollar views from every window in this multi-level penthouse loft condo, a rare gem in the esteemed "Villa d'Este". You will appreciate the beautiful master bedroom PLUS a DEN which includes a handy murphy bed! The open plan living area showcases 20' ceilings and double-height windows that flood the space with natural light, highlighting the ravine and mountain vistas. Enjoy breathtaking sunsets on the oversized west-facing balcony with gas hook-up for your BBQ. The kitchen is a chef's delight, featuring refaced kitchen cabinetry and new drawers with soft close hardware, granite countertops, and stainless-steel appliances, including a newer stove, hood and dishwasher, faucets, Blanco double sink with a raised breakfast bar. The main level is spacious bright and open, it feels like a house. Enjoy your cozy living room with a fireplace, dining area and a full four-piece bathroom, perfect for versatility and convenience. The upper level boasts a loft area and master suite with newer carpet, ideal for a home office or guest suite, complemented by murphy bed and ample space for your personal life style. The luxurious master suite features his/her closets, a walkthrough closet, and a spa-style five-piece ensuite with double basins, a separate shower, soaker tub perfect for a post golf, ski or hiking soak and an oversized shower. Additional features, abundant storage space through-out main floor utility/laundry room, master walk-in closet and entry way closet, engineered hardwood floors, custom tile, new toilets and bathroom faucets, upgraded motorized blinds to rechargeable batteries, main floor pot lights (removed track lighting) replaced with kitchen dimmer, newer screen and patio door. The property includes two titled, parking stalls&mdash;plus a titled storage locker. The complex is very quiet (you never hear anyone). It is rich in amenities, guest

suites, a social room, bike storage and access to the Tuscany Owners Club . Perfectly located, it's just minutes from the LRT, hospitals, downtown, or west to K-Country. Just 50 minutes from Banff park gates, 20 minutes to downtown or the airport. easy access to 12 Mile Coulee ravine- walking paths, hiking trails, bike paths and wildlife. This home not only provides unsurpassed views and unbeatable value but also ensures a luxurious lifestyle with exceptional convenience and accessibility.