



**10 Tuscany Meadows Drive NW  
Calgary, Alberta**

**MLS # A2148829**



**\$765,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,637 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, Open Floorplan, Pantry		

**Inclusions:** Hot Tub

Discover 10 Tuscany Meadows Drive NW; a fully developed + updated family home with a private backyard oasis in one of Northwest Calgary's favorite communities. Here are 5 things we love about this property (and we're sure you will too): 1. A CONVENIENT AND FAMILY ORIENTED NEIGHBOURHOOD: Tuscany is a very popular community located in Calgary's Northwest. Residents enjoy a true sense of community along with a multitude of amenities including the Tuscany Club with playground, gym, splash park and skating rink, close-by shopping, neighbourhood pub, walking/biking paths, natural ravine, off-leash dog park and three schools in the community. Commuting DT or to the mountains is a breeze with easy access to Crowchild and Stoney Trails and the Tuscany LRT station. 2. A MODERN AND FUNCTIONAL FLOORPLAN: With 3 + 1 bedrooms, 3.5 bathrooms, oversize bonus room and developed basement, this is a full-size home! The open concept great room is exactly what you've been hoping for. The living room easily accommodates your furnishings and is accented with a cozy corner fireplace. The updated kitchen is truly the heart of this home with a large island, breakfast bar, upgraded appliance package (including new fridge, stove and dishwasher) and corner pantry along with adjacent generous sized dining nook. A nice-size foyer, powder room and laundry/mud room complete the main floor. Upstairs, an XL bonus room offers vaulted ceilings and views to COP (in the winter months) while offering good separation from the bedrooms. Down the hall, the primary bedroom accommodates your furnishings with 4-piece ensuite and custom-built walk-in closet. Two other very well-proportioned bedrooms share the 4-piece main bathroom. The basement is fully developed with a wide-open rec room, 3-piece

bathroom, 4th bedroom and ample storage. 3. THAT BACKYARD: Just in time for summer your private backyard oasis features cherry and apple trees + trees from neighbours on all sides, providing additional privacy. The large composite deck offers a gazebo with new sunshade canvas along with an adjacent custom built sun room containing an 8-person J-480 hot tub with views of the built-in stone firepit. 4. ALL THE EXTRAS: This home has been beautifully maintained and updated over the years and is looking for its next owner. Upgrades include: New hot water tank (2019), shingles (2016), premium fencing (2023), the driveway has been widened, all faucets replaced in the home, LED lightbulbs and a fresh coat of paint throughout. There is also no carpet in the house with gorgeous hardwood flooring + tiles on the main and upper floors and LVP in the basement. 5. LOCATION IN THE COMMUNITY: Situated in prime Tuscany proper you are walking distance to both elementary, middle and Catholic schools along with the Tuscany Shopping Centre, numerous parks, playgrounds, pathways and the ravine.