



**11566 Tuscany Boulevard NW
Calgary, Alberta**

MLS # A2149334



\$685,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,418 sq.ft.	Age:	1999 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Lawn, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Shed

This beautiful home is located in a great location at the less busy end of the street near a T-intersection. Close to schools, parks, playgrounds and easy access to shopping and other amenities. From the time you pull into the driveway, you will appreciate the entrance featuring a beautiful, custom sidewalk and front steps with a press-formed concrete design. Inside, you'll find an open plan layout with new carpets and fresh paint throughout, ensuring a clean and well-maintained space. The main floor is perfect for family life or entertaining, with plenty of natural light and featuring a corner fireplace and a central island. It also includes a convenient main floor laundry, garage entry closet & 2 pce bathroom. Large patio doors off the dinette lead to a quiet, private, and spacious backyard with an immense deck and patio, mature trees, freshly gravelled area for a dog run, large storage shed, and a back gate to the small path in behind. The stone wall below the hill in behind provides a nice private backdrop. Upstairs, there are 3 great bedrooms, including a large primary bedroom with a cooling ceiling fan, a walk-in closet, and a 4-piece ensuite bathroom. The basement offers additional living space with a large open recreation room, a 4th bedroom, and a partially completed 4-piece bathroom. There's also a flex room with a pocket door that can be used for storage, crafting, a kids' playroom, or whatever suits your needs. This home has it all and is ready for you to move in and personalize to your preferences. CHECK OUT THE SPECIAL FEATURES SHEET IN ADDITIONAL DOCUMENTS.