



**88 Tuscany Way NW
Calgary, Alberta**

MLS # A2156991



\$679,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,624 sq.ft.	Age:	1997 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, S		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island		

Inclusions: n/a

Welcome to Your Dream Home in Tuscany! Discover the charm and comfort of this meticulously maintained residence, set on a generous 1 and 1/2 lots—one of the largest in the coveted Tuscany community. This expansive property offers a blend of elegance, functionality, and a truly exceptional outdoor retreat. Step into the main floor, where a versatile flex room with a large window welcomes you. This space, along with a convenient powder room and main floor laundry, sets the stage for effortless living. The open-concept design flows seamlessly into a bright, airy kitchen featuring a spacious island and a stunning living room bathed in natural light from its large windows. Retreat to the upper level, where you’ll find a luxurious primary bedroom complete with a walk-in closet and a 4-piece ensuite with a jetted tub. Additionally, there are two well-sized bedrooms, perfect for family or guests, and a full bathroom to serve their needs. The finished basement extends your living space with an additional family room and a fantastic recreation area, perfect for gatherings or leisure. The expansive utility room ensures ample storage, meeting all your organizational needs. The highlight of this property is undoubtedly its backyard. Enjoy unparalleled privacy in your own serene retreat, designed with relaxation and enjoyment in mind. The backyard features a lush garden with saskatoon bushes, strawberry plants, rhubarb, a tart cherry tree, and an apple tree. An additional garden area and a large shed with power ensure that you have all the space and tools needed for your green thumb pursuits. Recent upgrades include hardwood flooring on the main level, a high-efficiency furnace (2021), a hot water tank (2022), a stove (2022), and a new roof (2019). Located within walking distance to local schools and parks, this home offers convenience for daily errands and

family outings. This exceptional property seamlessly combines modern updates with practical features and a private outdoor sanctuary. You will absolutely love the amenities of the splash park, pickleball courts, tennis courts, and skating. Don't miss your chance to make this remarkable house your home!