



**57 Tuscany Meadows Common NW
Calgary, Alberta**

MLS # A2195654



\$788,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,772 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Landscaped, Rectangular Lot, Vie		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s)		

Inclusions: N/A

You won't find a better location or view than this! This stunning two-story walkout home boasts breathtaking panoramic mountain vistas and backs south onto a serene treed walking path that leads to a ravine, playground, and elementary school. With extensive hardwood flooring, this home is filled with upgrades. The chef's kitchen features stylish maple cabinets (some with glass accents), a pantry, a spacious island, granite countertops, and a travertine backsplash. The grand great room is open to soaring floor-to-ceiling windows that flood the space with natural light while showcasing the incredible views. A convenient den offers the perfect space for a home office or study. The master bedroom features a vaulted ceiling, a walk-in closet, and a luxurious ensuite with a large walk-in shower. The developed walkout basement includes a generous rec room with a built-in entertainment unit, a cozy second gas fireplace, a fourth bedroom, and a convenient three-piece bath. Additional highlights include in-ceiling speakers, a full-width maintenance-free deck, an exposed aggregate patio, and more. This conveniently located home offers easy access to schools, shopping, transit, and various amenities, making it the perfect choice for families and professionals. Enjoy the convenience of nearby parks, restaurants, and services, all just a short walk or drive away. This home is truly a gem!