



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**15 Tuscany Hill NW**  
**Calgary, Alberta**

**MLS # A2209356**



**\$849,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,061 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Gazebo, Landscaped, Private, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Hoodfan/Microwave, Garage Door Opener with Remotes, Gazebo, Fireplace in Gazebo, Fridge in Basement, Water Feature, Bike Lift in Garage

When you step through the inviting front entrance of this thoughtfully designed Tuscany home, you will discover a residence that truly understands family living. Nestled just across from Tuscany School with St. Basil School a short stroll away, this ideal location places education right at your doorstep. The welcoming main floor greets you with a versatile flex room—perfect as a home office or study—before flowing into the heart of the home. Here, warm wood cabinetry, gleaming granite countertops, and stainless steel appliances create a kitchen that balances functionality with style. The adjacent dining nook captures views of the private backyard, while the family room with its cozy fireplace provides the perfect gathering space for everyday moments. Thoughtful design elements shine throughout, from the distinctive light fixtures to the practical mud/laundry room with its custom built-in storage, folding counter, and front-load appliances. Rich hardwood flooring extends from the main level up the stairs, creating visual continuity and warmth. Upstairs, the generously proportioned bonus room offers endless possibilities—large enough to accommodate a pool table alongside conversation areas, or serving as a secondary family space. The three upper bedrooms include a serene primary retreat with walk-in closet and ensuite featuring soaker tub and separate shower—a private sanctuary within this family haven. The finished basement extends the home's livability with a cozy reading nook at the stairs' landing, spacious recreation room that easily divides into distinct living zones, and a fourth bedroom with nearby bathroom—ideal for overnight guests or growing teenagers seeking independence. Summer living truly shines in the backyard oasis, where mature trees and shrubs create natural privacy. The covered deck with its

wooden arbour, tranquil water feature, and separate gazebo creates multiple outdoor rooms for entertaining and unwinding. In a neighbourhood designed for active families, playgrounds and sports fields lie just minutes away. This special corner of Tuscany offers a place where lasting family memories await, in a home that embraces both comfort and connection.