



**GRASSROOTS**  
REALTY GROUP

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**88 Tuscany Meadows Close NW**  
**Calgary, Alberta**

**MLS # A2209785**



**\$829,000**

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,761 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shed		

Open House 1-4PM, Saturday, April 12, 2025. Well-Maintained 2 Storey Home in Sought-After Tuscany! Located in the quiet and desirable community of Tuscany, this well-maintained two-storey home offers over 2,500 sq. ft. of developed living space, including a fully finished basement and a south-facing backyard that provides abundant natural light in the kitchen and living areas. The main floor features 17-foot ceilings in the great room, a formal dining room, a spacious mudroom, and a recently updated gourmet kitchen with quartz countertops, stainless steel appliances, a 700 CFM range hood, and upgraded cabinets (2024). Upstairs includes two generously sized secondary bedrooms and a large primary suite with a walk-in closet and a 4-piece ensuite with a jetted tub. The basement is fully finished with a second living area featuring a gas fireplace, a fourth bedroom, and a large games area. Additional features include air conditioning, a wired surround sound system (living room, dining room, and primary bedroom), and round molding throughout the home. Recent updates include a new roof (2018), and new paint and vinyl plank flooring throughout the main floor, second floor, and basement (2023). Conveniently located within walking distance of four schools and situated in a peaceful neighborhood, this home offers both comfort and functionality. Click the 3D for more details!