

## 51 Tuscany Reserve Court NW Calgary, Alberta

**MLS # A2218931**



**\$800,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,850 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

**Inclusions:** Pergola

4 BEDROOM | 3 1/2 BATHROOM | 2-STOREY | 2,698 SQFT OF LIVING SPACE |&nbsp;NEWLY RENOVATED |&nbsp;DOUBLE ATTACHED GARAGE | CORNER LOT IN CUL-DE-SAC |&nbsp;Welcome to this beautifully renovated 2-storey home in the highly sought-after family community of Tuscany, offering 2,698 sqft of living space with 4 bedrooms and 3.5 bathrooms. Situated on a generous corner lot in a quiet cul-de-sac, this home features a modern, updated design throughout. The abundance of windows flood the home with natural light and the feature&nbsp;light fixtures throughout illuminate the space beautifully in the evening. Inside, the expansive open layout main floor features newly renovated elements, including vinyl plank flooring, a gourmet kitchen with high-end appliances including an oversized french door refrigerator, quartz countertops, island with breakfast bar and custom cabinetry. Enjoy the convenience&nbsp;of the large pantry with shelving just off the kitchen allowing for ease when bringing in groceries from the car.&nbsp;The kitchen is open to a spacious dining nook opening onto a large composite deck with pergola and gas hookup for entertaining friends and family. The attached living room with a cozy corner gas fireplace with updated tile surround completes the space and provides the perfect space to relax. A front den, ideal for a home office, and a powder room and laundry room with builtin cabinetry complete the main level. Upstairs, the primary suite offers mountain views, a spacious ensuite with a corner soaker tub and a generous walk-in closet with custom organizers. Two additional spacious bedrooms with large windows and closets and a 4-piece bathroom complete this level. The fully developed basement features a large recreation room with electric fireplace, a spacious fourth bedroom, and a 4-piece bathroom. Outside, enjoy the

fully fenced large private backyard with a blank canvas to create your own oasis. This home also features a new roof and double attached garage.&nbsp;Enjoy the amenities of Tuscany including walking paths, schools, shopping, Tuscany Club, baseball diamonds and more.&nbsp;With convenient access to the mountains, this home is perfectly located to enjoy city living while being able to get away to the mountains with ease.&nbsp;Book your private showing today and make this exceptional property your new home! Photos are virtually staged and are not an accurate depiction of current property.